

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2007 Assessment Roll

**Area Name / Number:** Wallingford / 9

**Previous Physical Inspection:** 2001

**Improved Sales:**

Number of Sales: 423

Range of Sale Dates: 1/2004 - 12/2006

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2006 Value</b>	\$200,100	\$264,800	\$464,900	\$529,400	87.8%	14.41%
<b>2007 Value</b>	\$223,000	\$296,200	\$519,200	\$529,400	98.1%	14.11%
<b>Change</b>	+\$22,900	+\$31,400	+\$54,300		+10.3%	-0.30%
<b>% Change</b>	+11.4%	+11.9%	+11.7%		+11.7%	-2.08%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.30% and -2.08% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2006 Value</b>	\$205,700	\$254,100	\$459,800
<b>2007 Value</b>	\$229,300	\$283,500	\$512,800
<b>Percent Change</b>	+11.5%	+11.6%	+11.6%

Number of one to three unit residences in the Population: 2,878

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, two or two and one half story homes were at a higher assessment ratio than other parcels and the formula adjusts these upward less than others. Homes located in sub area 9 or with moderate to extreme traffic noise were at a lower assessment level and were adjusted upward more than others.

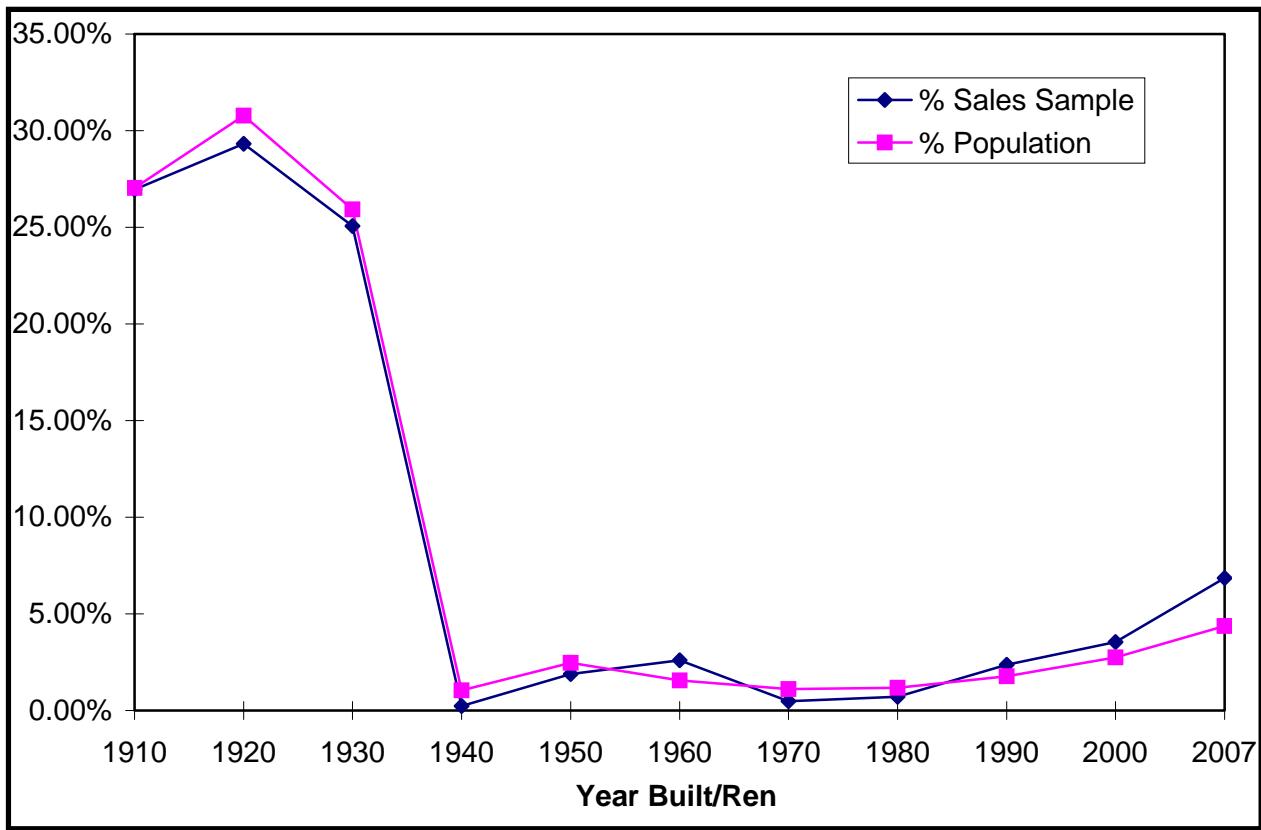
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

## **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	114	26.95%
1920	124	29.31%
1930	106	25.06%
1940	1	0.24%
1950	8	1.89%
1960	11	2.60%
1970	2	0.47%
1980	3	0.71%
1990	10	2.36%
2000	15	3.55%
2007	29	6.86%
	423	

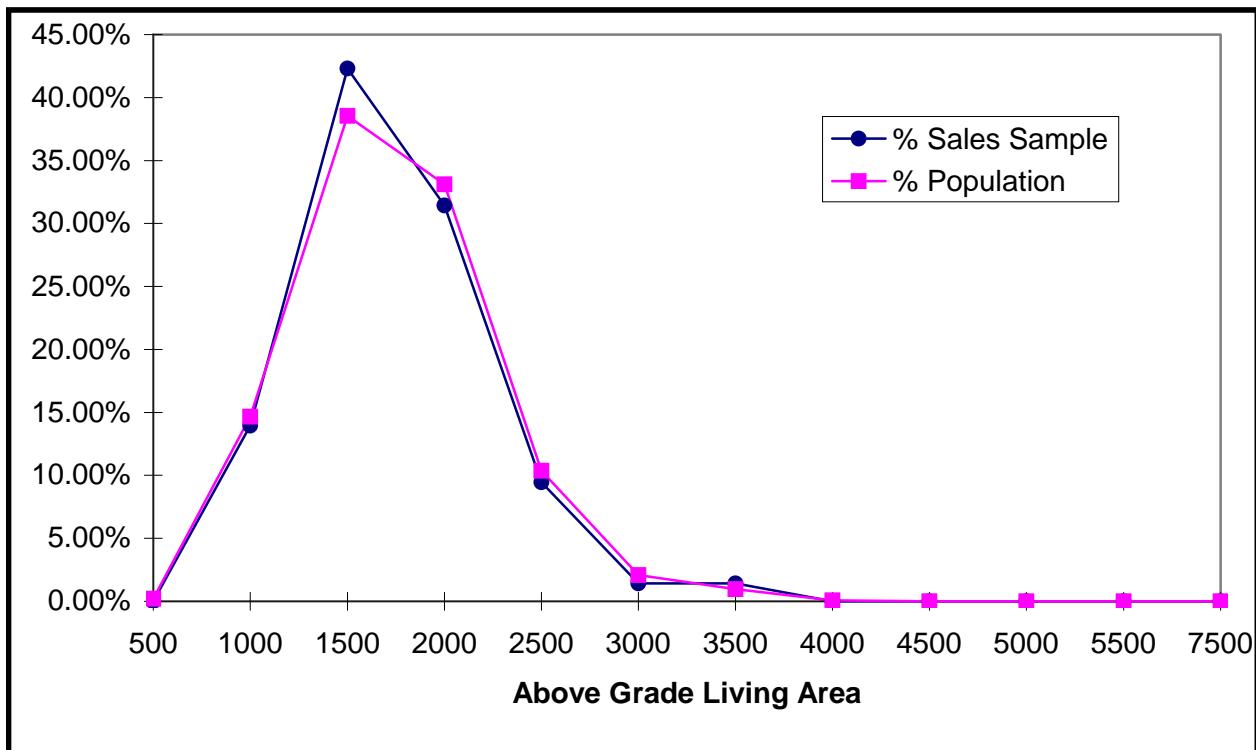
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	778	27.03%
1920	886	30.79%
1930	746	25.92%
1940	30	1.04%
1950	71	2.47%
1960	45	1.56%
1970	32	1.11%
1980	34	1.18%
1990	51	1.77%
2000	79	2.74%
2007	126	4.38%
	2878	



Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	6	0.21%
1000	59	13.95%	1000	422	14.66%
1500	179	42.32%	1500	1109	38.53%
2000	133	31.44%	2000	953	33.11%
2500	40	9.46%	2500	298	10.35%
3000	6	1.42%	3000	60	2.08%
3500	6	1.42%	3500	28	0.97%
4000	0	0.00%	4000	2	0.07%
4500	0	0.00%	4500	0	0.00%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
	423			2878	

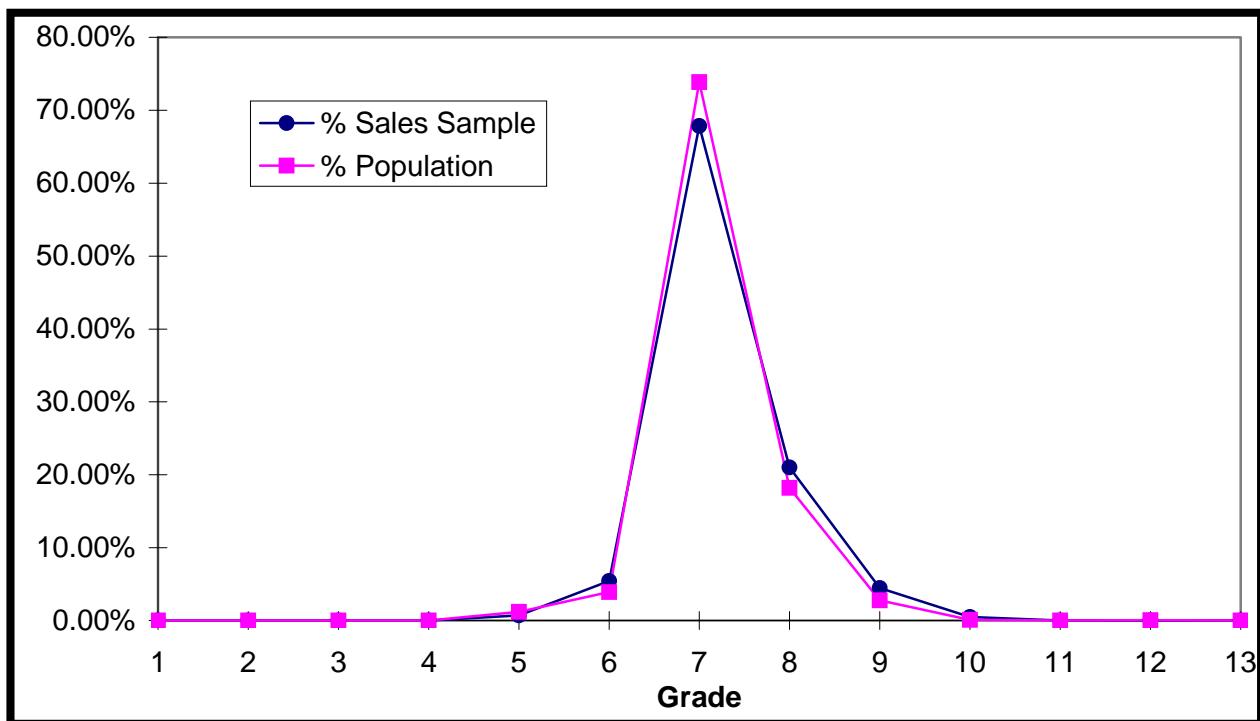


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### **Sales Sample Representation of Population - Grade**

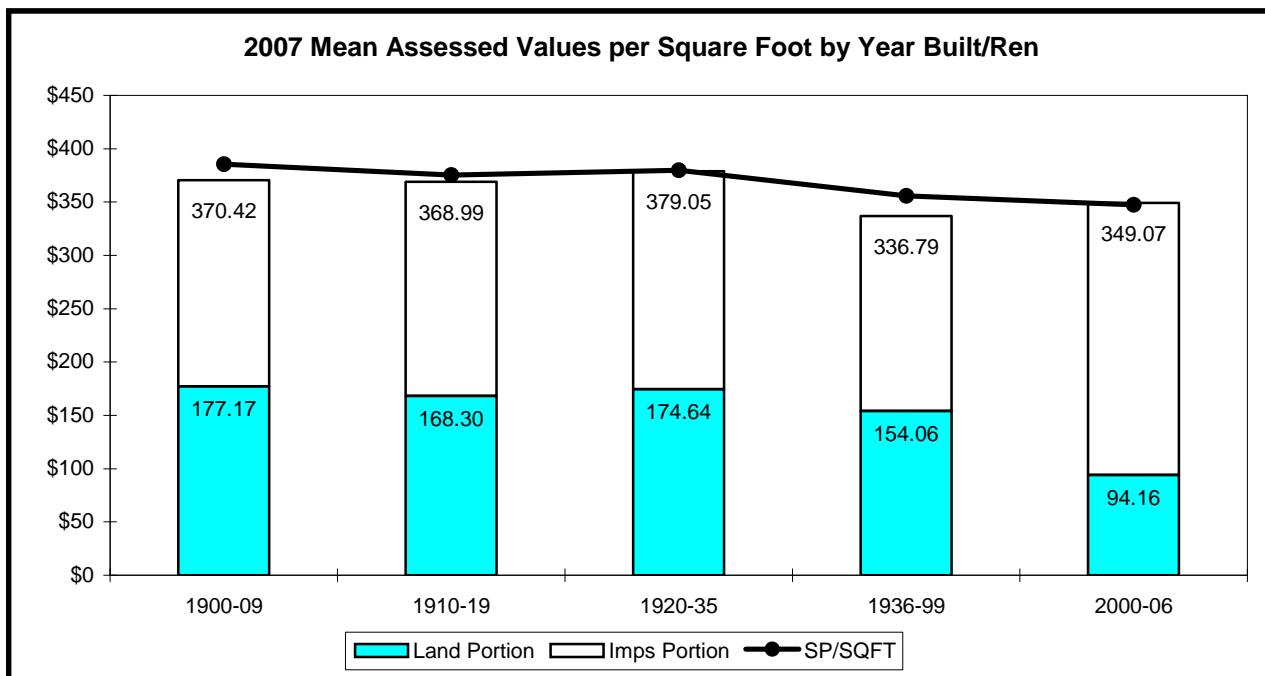
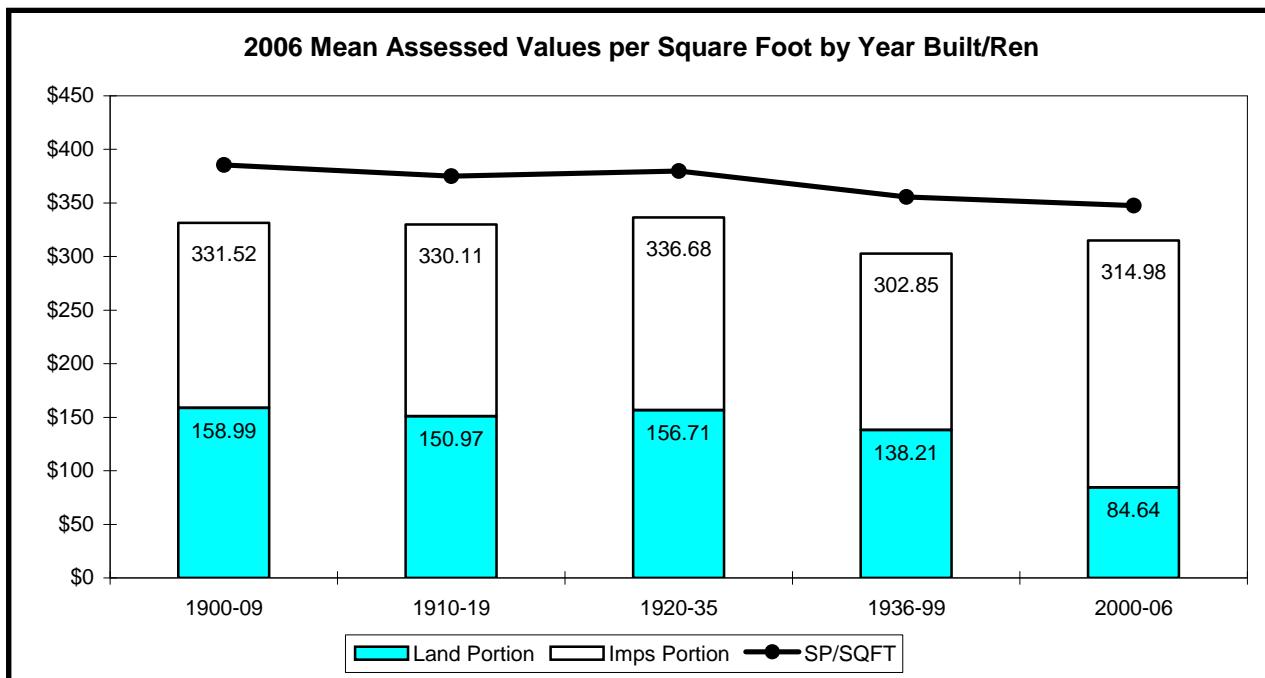
<b>Sales Sample</b>		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.71%
6	23	5.44%
7	287	67.85%
8	89	21.04%
9	19	4.49%
10	2	0.47%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		423

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	34	1.18%
6	112	3.89%
7	2125	73.84%
8	524	18.21%
9	79	2.74%
10	3	0.10%
11	0	0.00%
12	1	0.03%
13	0	0.00%
		2878



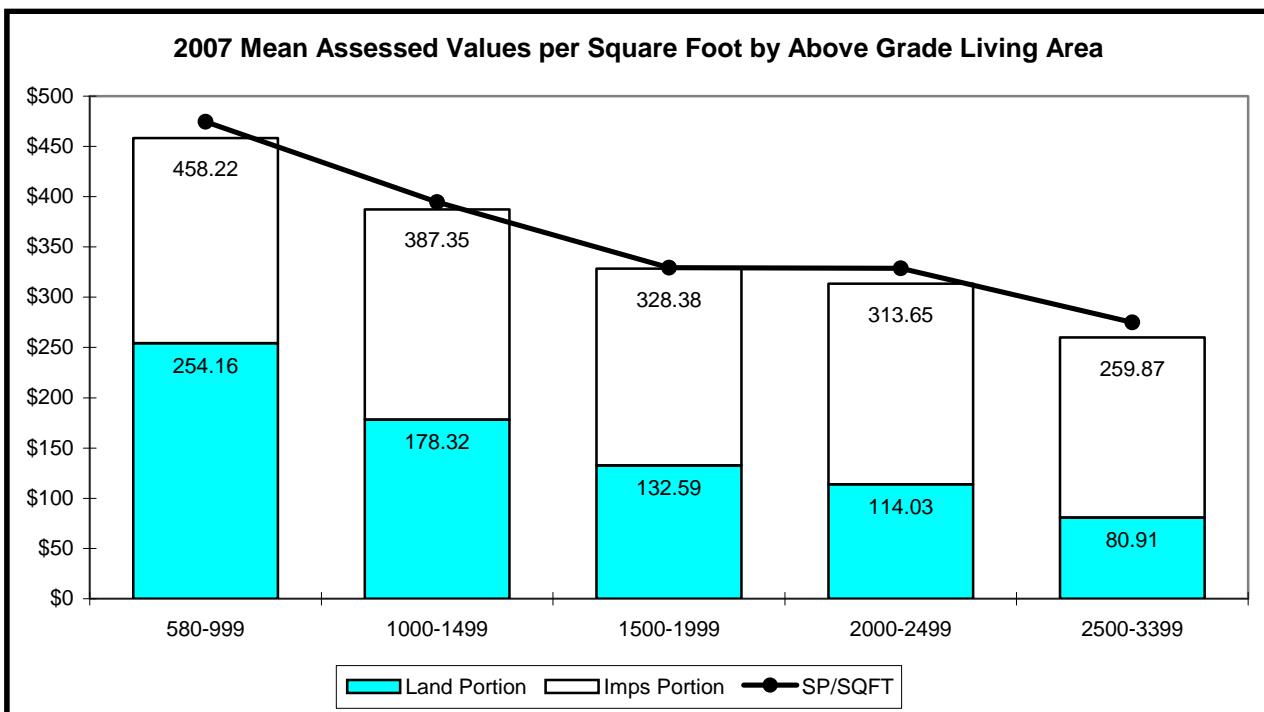
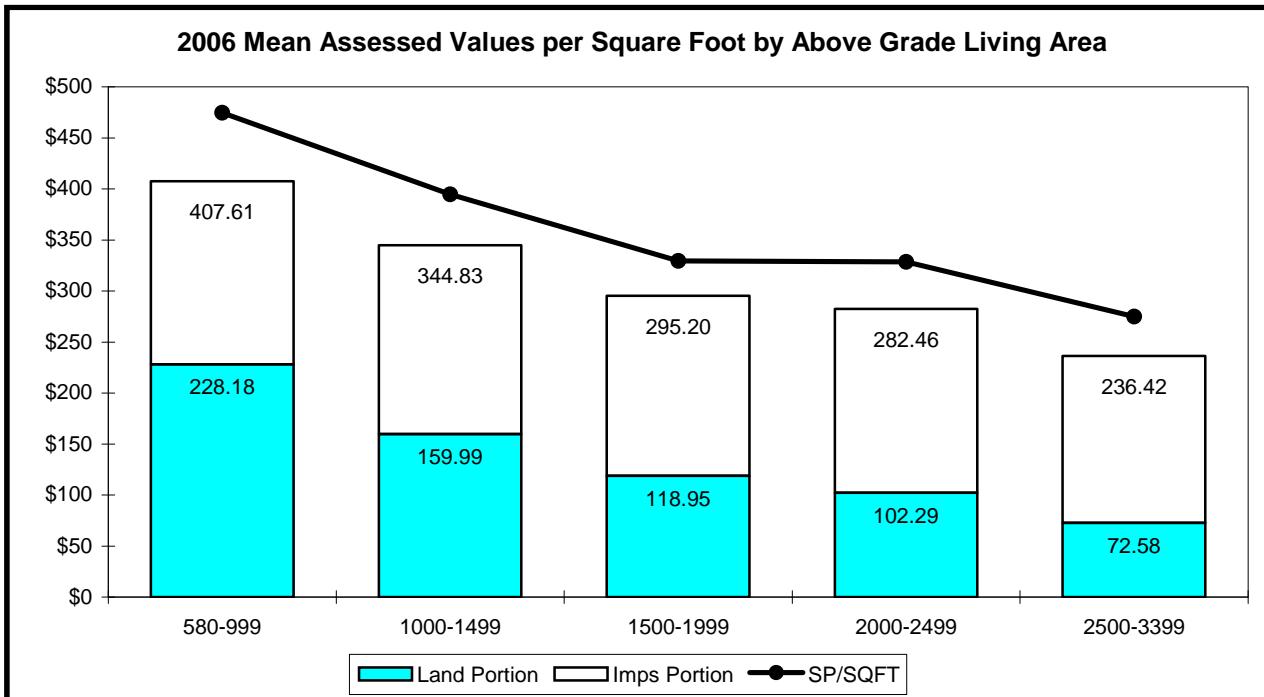
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Year Built / Renovated**



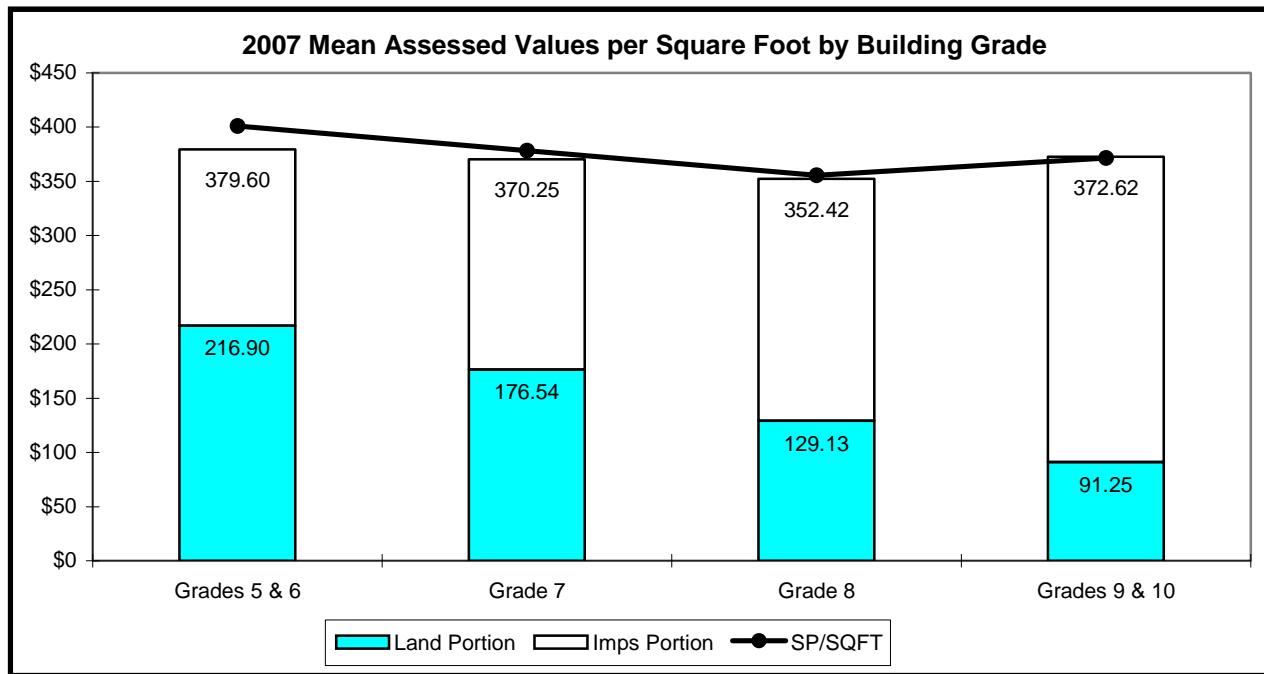
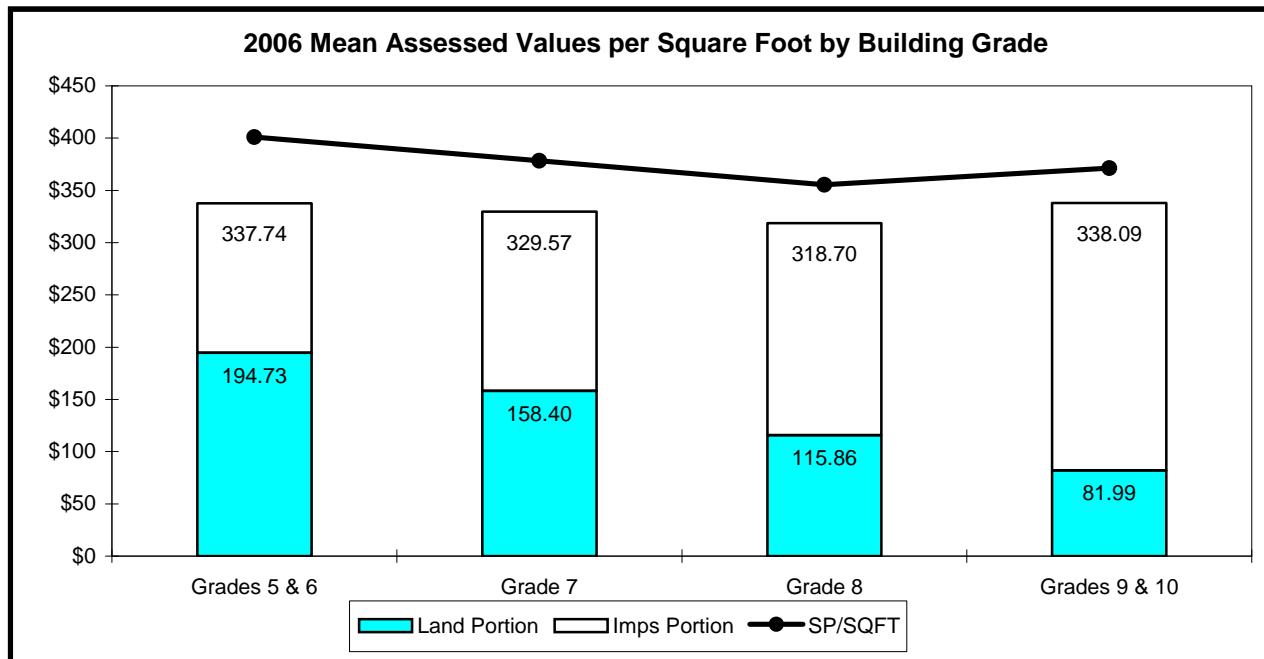
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Above Grade Living Area**

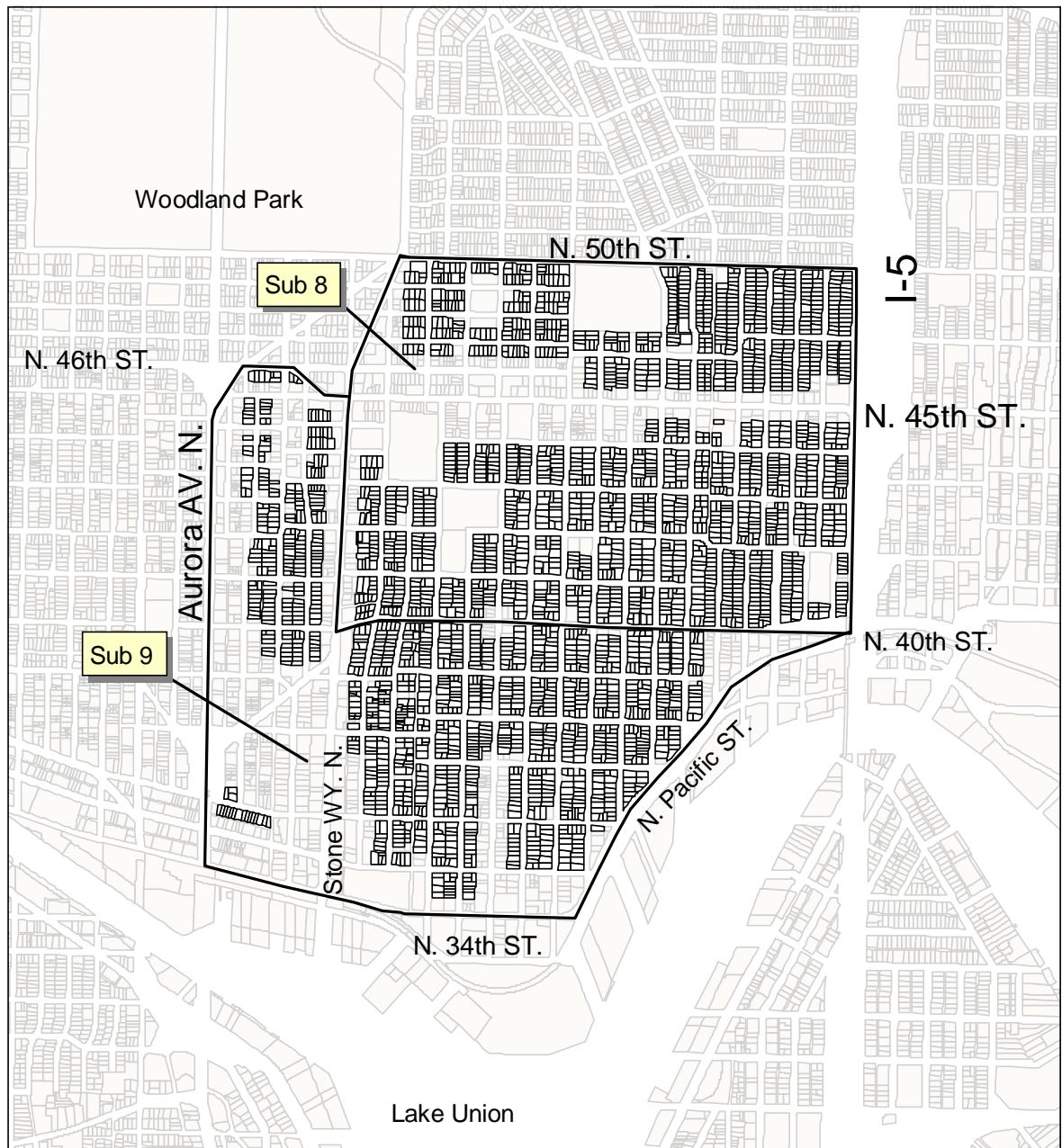


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



## Area 9 Sub Areas

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation or warranty, express or implied, as to the completeness, correctness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

File Name: SEL\lauzell\Home\ellios\annual update 2007\area 9\map\area 9 sub areas.apr



June 18, 2007

0.07 0 0.07 0.14 0.21 0.28 Miles



Department of Assessments

# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change from the improved sales sample, a market adjustment for land values was derived. The formula is:

**2007 Land Value = 2006 Land Value x 1.117, with the result rounded down to the next \$1,000.**

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 423 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, two or two and one half story homes were at a higher assessment ratio than other parcels and the formula adjusts these upward less than others. Homes located in sub area 9 or with moderate to extreme traffic noise were at a lower assessment level and were adjusted upward more than others.

The derived adjustment formula is:

$$\text{2007 Total Value} = \text{2006 Total Value} / [0.9044893 - (0.03604101 \text{ if in Sub Area 9}) + (0.04338689 \text{ if Two or Two and One Half Story Imp}) - (0.04160912 \text{ if Traffic Noise}>0)]$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$\text{2007 Improvements Value} = \text{2007 Total Value} \text{ minus } \text{2007 Land Value}$$

An explanatory adjustment table is included in this report.

Other: \* If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value \* 1.117 – 2007 Land Value=New Improvement Value).  
\*If “accessory improvements only”, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value \* 1.117 – 2007 Land Value=New Improvement Value).  
\*If vacant parcels (no improvement value) only the land adjustment applies.  
\*If land or improvement values are \$25,000 or less, there is no change from previous value.  
(Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)  
\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).  
\* Any properties excluded from the annual up-date process are noted in RealProperty.  
\*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 9 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

10.56%

<b>Two or Two and One Half Story Homes</b>	<b>Yes</b>
% Adjustment	-5.06%
<b>Sub Area 9</b>	<b>Yes</b>
% Adjustment	4.59%
<b>Traffic Noise&gt;0</b>	<b>Yes</b>
% Adjustment	5.33%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a two or two and one half story home would *approximately* receive a 5.50% upward adjustment (10.56% - 5.06%). 684 parcels in the improved population would receive this adjustment. There were 88 sales.

Parcels located in sub area 9 would *approximately* receive a 15.15% upward adjustment (10.56% + 4.59%). 1,193 parcels in the improvement population would receive this adjustment. There were 161 sales.

Parcels with moderate to extreme traffic noise would *approximately* receive a 15.89% upward adjustment (10.56% + 5.33%). 419 parcels in the improvement population would receive this adjustment. There were 68 sales.

Some parcels would receive multiple upward variable adjustments. They are:

Parcels located in sub area 9 with moderate to extreme traffic noise and not two or two and one half stories would *approximately* receive a 20.48% upward adjustment. 76 parcels in the improved population would receive this adjustment. There were 9 sales. See Ratio Confidence Intervals page.

37% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 9 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.981 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	3	0.714	0.809	13.3%	0.529	1.089
6	23	0.852	0.959	12.5%	0.894	1.024
7	287	0.873	0.980	12.3%	0.964	0.996
8	89	0.892	0.986	10.6%	0.955	1.017
9	19	0.899	0.990	10.1%	0.931	1.050
10	2	0.960	1.052	9.6%	-0.704	2.808
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1909	96	0.861	0.961	11.5%	0.931	0.991
1910-1919	129	0.881	0.984	11.6%	0.961	1.007
1920-1935	120	0.889	1.000	12.5%	0.975	1.026
1936-1999	45	0.855	0.947	10.8%	0.905	0.989
2000-2006	33	0.905	1.001	10.7%	0.951	1.051
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	4	0.864	0.954	10.4%	0.565	1.343
Average	196	0.876	0.980	11.9%	0.960	1.001
Good	155	0.875	0.977	11.7%	0.954	0.999
Very Good	68	0.894	0.992	11.1%	0.964	1.021
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	132	0.867	0.979	12.9%	0.956	1.001
1.5	189	0.871	0.981	12.6%	0.959	1.002
2	80	0.904	0.980	8.4%	0.948	1.012
2.5	8	0.902	0.989	9.7%	0.921	1.056
3	14	0.874	0.997	14.0%	0.914	1.079
Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
580-999	56	0.860	0.967	12.4%	0.932	1.001
1000-1499	179	0.875	0.983	12.3%	0.963	1.003
1500-1999	136	0.897	0.997	11.2%	0.973	1.022
2000-2499	40	0.860	0.955	11.1%	0.905	1.004
2500-3399	12	0.861	0.946	9.9%	0.825	1.067

## Area 9 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.981 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

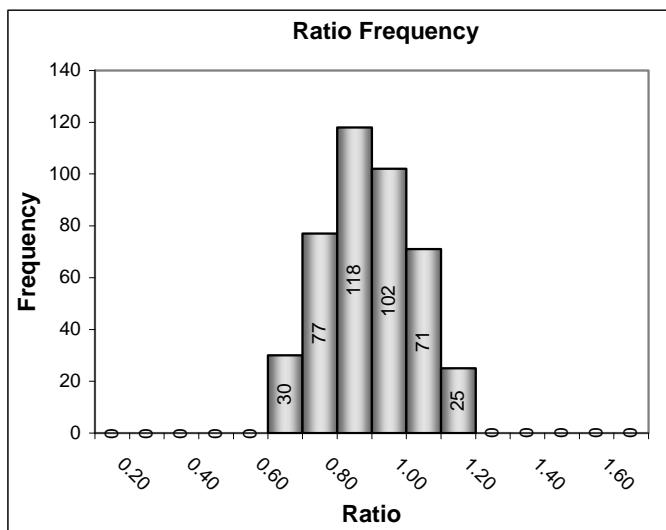
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	389	0.878	0.979	11.6%	0.965	0.993
Yes	34	0.886	0.999	12.7%	0.956	1.042
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	423	0.878	0.981	11.7%	0.967	0.994
Yes	0	0.000	0.000	0.0%	0.000	0.000
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
8	262	0.888	0.980	10.4%	0.963	0.998
9	161	0.864	0.981	13.6%	0.961	1.002
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1000-2199	25	0.893	1.004	12.5%	0.948	1.061
2200-2999	43	0.900	1.003	11.5%	0.961	1.046
3000-3999	125	0.877	0.982	11.9%	0.958	1.006
4000-5999	212	0.874	0.973	11.4%	0.953	0.993
6000-7899	18	0.876	0.988	12.8%	0.925	1.050
Traffic Noise>0	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	355	0.885	0.982	11.0%	0.968	0.997
Yes	68	0.842	0.974	15.6%	0.937	1.011
Sub Area 9 and Traffic Noise>0	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	407	0.881	0.981	11.4%	0.968	0.995
Yes	16	0.824	0.971	17.8%	0.885	1.057
Sub Area 9, Traffic Noise>0, & not Two or Two and One Half Story	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	414	0.880	0.981	11.5%	0.967	0.994
Yes	9	0.815	0.985	20.8%	0.840	1.130

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

<b>District/Team:</b> NW / Team - 4	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 6/20/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> Wallingford / Area 9	<b>Appr ID:</b> SELL	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 423 <b>Mean Assessed Value</b> 464,900 <b>Mean Sales Price</b> 529,400 <b>Standard Deviation AV</b> 107,602 <b>Standard Deviation SP</b> 139,054			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.893 <b>Median Ratio</b> 0.883 <b>Weighted Mean Ratio</b> 0.878			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.620 <b>Highest ratio:</b> 1.185 <b>Coefficient of Dispersion</b> 12.14% <b>Standard Deviation</b> 0.129 <b>Coefficient of Variation</b> 14.41% <b>Price Related Differential (PRD)</b> 1.017			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.870 Upper limit 0.909 <b>95% Confidence: Mean</b> Lower limit 0.881 Upper limit 0.905			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 2878 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.129 <b>Recommended minimum:</b> 26 <b>Actual sample size:</b> 423 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 216 # ratios above mean: 207 Z: 0.438 <b>Conclusion:</b> Normal* <i>*i.e. no evidence of non-normality</i>			



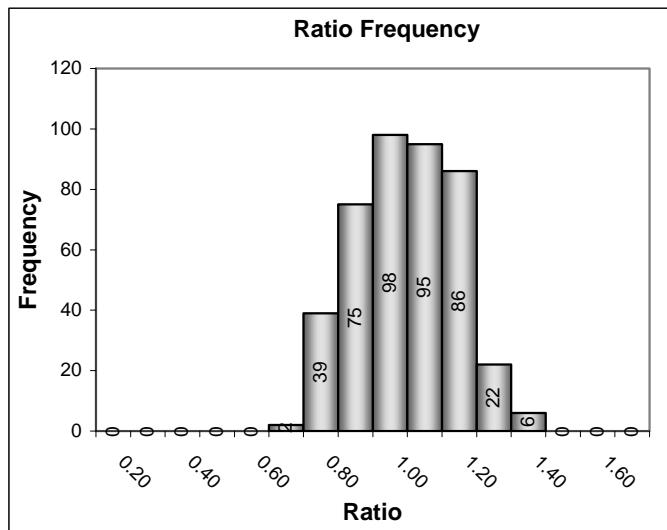
### COMMENTS:

1 to 3 Unit Residences throughout area 9

# Annual Update Ratio Study Report (After)

## 2007 Assessments

<b>District/Team:</b> NW / Team - 4	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 6/20/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> Wallingford / Area 9	<b>Appr ID:</b> SELL	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 423 <b>Mean Assessed Value</b> 519,200 <b>Mean Sales Price</b> 529,400 <b>Standard Deviation AV</b> 114,935 <b>Standard Deviation SP</b> 139,054			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.999 <b>Median Ratio</b> 1.000 <b>Weighted Mean Ratio</b> 0.981			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.685 <b>Highest ratio:</b> 1.367 <b>Coefficient of Dispersion</b> 11.72% <b>Standard Deviation</b> 0.141 <b>Coefficient of Variation</b> 14.11% <b>Price Related Differential (PRD)</b> 1.019			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.976 Upper limit 1.012 <b>95% Confidence: Mean</b> Lower limit 0.986 Upper limit 1.012			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 2878 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.141 <b>Recommended minimum:</b> 32 <b>Actual sample size:</b> 423 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 211 # ratios above mean: 212 Z: 0.049 <b>Conclusion:</b> Normal* <i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 9

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 9**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	051000	2750	4/21/06	\$390,000	810	0	5	1906	3	4275	N	N	4314 MERIDIAN AVE N
8	226500	0240	9/28/04	\$249,000	610	0	6	1905	3	2400	N	N	1404 N 41ST ST
8	686520	0776	12/5/06	\$372,500	660	0	6	1901	3	2401	N	N	4613 WOODLAWN AVE N
8	226500	0245	9/27/04	\$249,000	710	0	6	1906	3	2400	N	N	1408 N 41ST ST
8	420690	1335	12/20/04	\$345,000	790	520	6	1927	3	3100	N	N	4009 LATONA AVE NE
8	881840	0615	10/10/06	\$425,000	840	0	6	1910	4	4137	N	N	4611 2ND AVE NE
8	313120	0426	3/24/05	\$330,000	880	0	6	1920	5	1950	N	N	208 NE 44TH ST
8	313120	0839	9/8/05	\$379,950	890	0	6	1906	4	3400	N	N	4214 THACKERAY PL NE
8	051000	2650	8/8/05	\$450,000	960	0	6	1908	4	3570	N	N	2112 N 43RD ST
8	686520	0405	4/21/06	\$461,000	980	0	6	1954	3	5000	N	N	1418 N 48TH ST
8	420690	1205	6/15/05	\$342,000	1180	0	6	1906	3	4000	N	N	4030 LATONA AVE NE
8	420690	1435	12/8/06	\$520,000	1350	0	6	1903	4	4000	N	N	4054 2ND AVE NE
8	420690	1645	9/28/04	\$344,350	1410	0	6	1906	3	4000	N	N	4060 1ST AVE NE
8	408330	0765	1/23/06	\$675,000	1790	1120	6	1913	4	4240	N	N	4314 WALLINGFORD AVE N
8	917860	1070	12/27/04	\$499,950	680	0	7	1907	5	5700	Y	N	4121 SUNNYSIDE AVE N
8	420690	1340	5/31/06	\$501,650	790	0	7	1925	4	3100	N	N	4007 LATONA AVE NE
8	783480	0065	9/17/04	\$345,000	850	0	7	1915	4	2947	N	N	4659 1ST AVE NE
8	051000	0445	5/10/05	\$420,000	860	0	7	1928	3	3750	N	N	2208 N 46TH ST
8	420690	1380	9/7/06	\$470,000	860	0	7	1916	4	4000	N	N	4010 2ND AVE NE
8	051000	3630	8/16/04	\$385,000	870	700	7	1942	4	4000	N	N	4220 EASTERN AVE N
8	226500	0305	4/4/05	\$402,000	880	420	7	1922	3	3200	N	N	1407 N 42ND ST
8	420690	1565	2/8/06	\$379,000	900	0	7	1926	3	2841	Y	N	4003 2ND AVE NE
8	783480	0069	6/10/04	\$444,950	900	550	7	1985	3	2947	N	N	4658 EASTERN AVE N
8	182504	9141	4/10/06	\$469,500	910	700	7	1900	5	3000	N	N	1314 N 41ST ST
8	226500	0310	8/1/04	\$495,000	910	0	7	1922	4	3200	N	N	1403 N 42ND ST
8	420690	1550	7/21/04	\$395,000	920	920	7	1926	3	3035	N	N	110 NE 40TH ST
8	313120	1340	10/3/06	\$569,500	940	0	7	1923	3	4200	N	N	308 NE 43RD ST
8	881840	0300	4/25/04	\$368,000	940	0	7	1949	4	4390	N	N	4516 THACKERAY PL NE
8	408330	1470	5/27/05	\$488,000	940	0	7	1919	4	4560	N	N	4123 WOODLAWN AVE N
8	226500	0485	9/7/05	\$398,075	950	0	7	1924	3	2714	N	N	4025 INTERLAKE AVE N

***Improved Sales Used in this Annual Update Analysis***  
**Area 9**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	881840	0560	8/9/05	\$485,000	960	0	7	1911	4	4080	N	N	4722 2ND AVE NE
8	313120	1635	11/16/06	\$397,500	960	850	7	1901	3	6089	N	N	4223 5TH AVE NE
8	445230	0130	6/1/04	\$555,000	970	900	7	1916	5	3207	N	N	4010 INTERLAKE AVE N
8	313120	0855	1/27/06	\$429,950	980	0	7	1922	4	3060	N	N	4224 THACKERAY PL NE
8	313120	0865	3/25/04	\$366,000	980	0	7	1922	3	3060	N	N	4228 THACKERAY PL NE
8	881890	0380	2/23/05	\$325,000	980	0	7	1990	3	4609	Y	N	4715 5TH AVE NE
8	917860	1065	8/11/05	\$535,000	980	0	7	1907	4	5700	N	N	4129 SUNNYSIDE AVE N
8	783480	0090	6/16/05	\$443,500	990	0	7	1906	3	2951	N	N	4648 EASTERN AVE N
8	313120	0765	2/7/06	\$500,000	990	0	7	1921	4	3468	N	N	4221 THACKERAY PL NE
8	313120	0765	4/28/04	\$399,950	990	0	7	1921	4	3468	N	N	4221 THACKERAY PL NE
8	251350	0010	5/10/04	\$381,000	990	0	7	1911	4	4000	N	N	4233 INTERLAKE AVE N
8	313120	1590	3/18/04	\$305,000	990	0	7	1950	3	5535	N	N	4224 4TH AVE NE
8	226500	0400	2/11/05	\$454,500	1000	120	7	1901	3	2894	N	N	4217 INTERLAKE AVE N
8	783480	0050	6/5/05	\$425,000	1000	170	7	1909	3	2942	N	N	4669 1ST AVE NE
8	051000	3495	7/19/06	\$519,000	1010	0	7	1923	3	3000	N	N	4323 1ST AVE NE
8	051000	3495	7/18/05	\$442,000	1010	0	7	1923	3	3000	N	N	4323 1ST AVE NE
8	408380	1930	9/22/05	\$390,000	1010	0	7	1912	4	3500	N	N	1610 N 47TH ST
8	420690	1695	8/31/06	\$491,500	1010	0	7	1955	3	4000	N	N	4045 1ST AVE NE
8	226500	0155	3/4/05	\$424,000	1020	0	7	1906	5	2640	N	N	1409 N 41ST ST
8	051000	0535	5/27/05	\$510,500	1020	140	7	1911	4	3800	N	N	2120 N 46TH ST
8	917860	0600	12/4/06	\$511,000	1020	0	7	1912	3	3990	N	N	4033 CORLISS AVE N
8	420690	1070	7/15/04	\$349,000	1020	0	7	1906	4	4000	N	N	4022 4TH AVE NE
8	881890	0270	6/30/04	\$365,000	1020	0	7	1914	4	4080	N	N	4718 4TH AVE NE
8	783480	0110	10/19/04	\$431,000	1030	0	7	1911	5	2956	N	N	4645 1ST AVE NE
8	408330	1160	10/5/05	\$455,000	1040	0	7	1916	4	3876	N	N	4216 WALLINGFORD AVE N
8	226500	0390	6/20/05	\$600,800	1050	640	7	1900	5	2894	N	N	4223 INTERLAKE AVE N
8	313120	0710	6/1/05	\$477,000	1050	0	7	1922	4	3570	N	N	4214 2ND AVE NE
8	051000	2770	12/27/04	\$435,000	1050	300	7	1912	4	4275	N	N	4324 MERIDIAN AVE N
8	408380	1095	6/22/04	\$430,000	1050	0	7	1916	4	4350	N	N	1925 N 49TH ST
8	408380	1095	6/22/04	\$430,000	1050	0	7	1916	4	4350	N	N	1925 N 49TH ST
8	408380	1765	6/2/05	\$560,000	1050	910	7	1941	3	5000	N	N	1706 N 47TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 9**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	313120	0700	7/22/05	\$518,000	1060	0	7	1922	4	3570	N	N	4210 2ND AVE NE
8	408330	0930	6/29/05	\$525,000	1060	0	7	1913	3	4000	N	N	1911 N 44TH ST
8	408380	2210	4/9/04	\$450,000	1060	0	7	1914	4	4000	N	N	1715 N 47TH ST
8	408330	1940	11/10/04	\$432,000	1060	500	7	1921	5	4000	N	N	1914 N 40TH ST
8	408380	1205	5/23/05	\$485,000	1060	0	7	1923	4	4400	N	N	1908 N 48TH ST
8	420690	1385	1/20/04	\$410,000	1070	0	7	1906	3	4000	N	N	4012 2ND AVE NE
8	408330	1175	3/22/06	\$530,000	1080	240	7	1941	4	4560	N	N	4228 WALLINGFORD AVE N
8	313120	1410	4/26/06	\$635,000	1090	0	7	1909	3	4080	N	N	4334 LATONA AVE NE
8	420690	1670	11/17/04	\$390,000	1100	0	7	1906	4	4000	N	N	4067 1ST AVE NE
8	345400	0020	1/26/04	\$410,000	1110	0	7	1923	4	4100	N	N	4664 SUNNYSIDE AVE N
8	445230	0190	6/13/05	\$503,000	1110	0	7	1911	5	4520	N	N	4010 ASHWORTH AVE N
8	445230	0190	9/13/04	\$455,000	1110	0	7	1911	5	4520	N	N	4010 ASHWORTH AVE N
8	686520	0050	11/10/05	\$470,000	1110	80	7	1921	3	5000	N	N	1416 N 49TH ST
8	051000	1460	10/24/06	\$400,000	1120	0	7	1910	2	2400	N	N	4529 1ST AVE NE
8	686520	0775	2/17/06	\$555,000	1130	500	7	1916	5	3195	N	N	1427 N 47TH ST
8	313120	1175	5/12/06	\$575,000	1130	0	7	1906	3	5100	N	N	4419 LATONA AVE NE
8	408330	1785	3/31/05	\$405,000	1130	320	7	1919	3	6750	N	N	4114 BURKE AVE N
8	881840	0460	8/24/06	\$525,000	1140	600	7	1912	4	4080	N	N	4723 THACKERAY PL NE
8	051000	3120	6/17/05	\$425,000	1150	0	7	1908	4	3040	N	N	2304 N 43RD ST
8	420690	0975	3/14/06	\$425,000	1150	1150	7	1980	3	4000	N	N	4042 5TH AVE NE
8	881840	0785	3/23/04	\$312,000	1150	420	7	1909	2	4160	N	N	4632 1ST AVE NE
8	251350	0020	8/11/06	\$452,500	1150	0	7	1911	4	4800	N	N	1319 N 43RD ST
8	917860	0265	5/5/05	\$505,555	1160	0	7	1909	4	5100	Y	N	2108 N 41ST ST
8	917860	1000	6/21/05	\$515,000	1160	0	7	1927	4	5400	N	N	2314 N 40TH ST
8	445230	0110	10/25/06	\$430,000	1180	0	7	1914	3	2560	N	N	1315 N LUCAS PL
8	408380	0215	4/1/04	\$295,000	1180	0	7	1951	3	3750	N	N	1815 N 50TH ST
8	420690	1050	9/23/05	\$550,000	1190	0	7	1926	3	3426	Y	N	402 NE 40TH ST
8	420690	1420	3/1/06	\$440,000	1200	0	7	1941	3	4000	N	N	4040 2ND AVE NE
8	313120	1040	3/23/05	\$481,000	1210	0	7	1909	4	5100	N	N	4339 LATONA AVE NE
8	408380	0060	4/11/06	\$490,000	1230	0	7	1913	4	2500	N	N	4914 BURKE AVE N
8	881840	0665	3/3/04	\$535,000	1230	610	7	1921	5	4175	N	N	4729 2ND AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 9**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	408380	2540	5/13/04	\$403,000	1240	0	7	1922	4	4000	N	N	1909 N 47TH ST
8	408380	0550	5/5/05	\$586,000	1250	860	7	1910	5	3120	N	N	1600 N 49TH ST
8	408380	2565	9/21/05	\$535,000	1250	0	7	1922	4	4000	N	N	1901 N 47TH ST
8	881840	0530	7/12/04	\$459,000	1250	300	7	1919	4	4080	N	N	4746 2ND AVE NE
8	051000	3130	6/27/05	\$454,000	1270	0	7	1908	4	3040	N	N	2310 N 43RD ST
8	881890	0195	4/20/04	\$475,000	1270	0	7	1914	4	4080	N	N	4735 4TH AVE NE
8	686520	0055	6/1/05	\$422,500	1280	0	7	1923	3	3600	N	N	1422 N 49TH ST
8	420690	0990	12/17/04	\$377,000	1290	0	7	1902	5	4000	N	N	4030 5TH AVE NE
8	420690	1390	11/2/05	\$414,000	1290	0	7	1920	3	4000	N	N	4018 2ND AVE NE
8	783480	0060	5/16/06	\$450,000	1300	0	7	1914	4	2944	N	N	4663 1ST AVE NE
8	408380	0515	2/17/05	\$324,950	1300	0	7	1910	3	3333	N	N	1609 N 50TH ST
8	408330	0490	5/23/05	\$530,000	1300	180	7	1924	3	4240	N	N	4302 WOODLAWN AVE N
8	251350	0025	3/8/05	\$405,000	1310	200	7	1922	3	4800	N	N	1315 N 43RD ST
8	313120	1095	7/31/04	\$390,000	1320	0	7	1926	3	3150	N	N	266 NE 43RD ST
8	408380	2395	7/26/04	\$449,950	1330	0	7	1913	5	2500	N	N	4610 WALLINGFORD AVE N
8	408380	0390	4/25/06	\$449,950	1350	0	7	1914	3	3800	N	N	1711 N 50TH ST
8	881840	0570	7/19/06	\$679,000	1350	0	7	1908	4	4080	N	N	4714 2ND AVE NE
8	051000	0390	3/25/04	\$421,450	1360	0	7	1910	5	3344	N	N	2216 N 46TH ST
8	869030	0060	11/22/05	\$538,950	1360	0	7	1994	3	5340	N	N	1318 N MENFORD PL
8	783480	0100	1/5/05	\$517,000	1370	0	7	1912	3	2954	N	N	4647 1ST AVE NE
8	313120	0785	12/27/06	\$600,000	1370	0	7	1919	5	3350	N	N	4207 THACKERAY PL NE
8	313120	0790	8/29/06	\$500,000	1370	240	7	1919	4	3500	N	N	212 NE 42ND ST
8	189000	0320	7/13/06	\$615,000	1400	0	7	1922	3	3788	N	N	4525 LATONA AVE NE
8	189000	0320	5/19/05	\$392,000	1400	0	7	1922	3	3788	N	N	4525 LATONA AVE NE
8	686520	0790	7/30/04	\$532,500	1400	0	7	1916	4	4000	N	N	1413 N 47TH ST
8	881840	0235	5/20/05	\$461,000	1400	0	7	1911	4	4080	N	N	4544 2ND AVE NE
8	934140	0035	7/13/04	\$430,000	1410	0	7	1913	4	3608	N	N	4029 WALLINGFORD AVE N
8	408330	0730	11/8/06	\$525,000	1410	0	7	1914	4	4240	N	N	4307 BURKE AVE N
8	686520	0056	7/17/06	\$605,000	1420	0	7	1925	4	3250	N	N	4903 WOODLAWN AVE N
8	408380	1525	7/16/05	\$707,000	1420	680	7	1920	5	3400	N	N	4718 WALLINGFORD AVE N
8	408380	1525	4/26/04	\$575,000	1420	680	7	1920	5	3400	N	N	4718 WALLINGFORD AVE N

***Improved Sales Used in this Annual Update Analysis***  
**Area 9**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	420690	1470	10/20/04	\$469,000	1420	0	7	1901	4	4000	N	N	4065 2ND AVE NE
8	051000	3175	2/6/04	\$499,500	1420	0	7	1919	4	4560	N	N	4310 CORLISS AVE N
8	408330	0595	5/31/05	\$510,000	1430	0	7	1924	3	4240	N	N	4311 WALLINGFORD AVE N
8	881840	0510	7/14/04	\$410,000	1430	0	7	1910	3	4423	N	N	4758 2ND AVE NE
8	420690	1225	6/7/04	\$466,000	1440	770	7	1914	3	4000	N	N	4046 LATONA AVE NE
8	313120	1945	1/30/06	\$430,000	1460	250	7	1909	4	3000	Y	N	418 NE 44TH ST
8	881890	0390	4/24/06	\$483,000	1460	520	7	1920	4	4626	Y	N	4707 5TH AVE NE
8	408380	1515	12/5/04	\$576,000	1470	310	7	1923	5	4000	N	N	1811 N 48TH ST
8	445230	0090	7/9/04	\$370,000	1480	420	7	1920	3	2250	N	N	1326 N 40TH ST
8	408380	1805	12/2/04	\$568,000	1480	0	7	1910	5	3300	N	N	4715 DENSMORE AVE N
8	313120	0235	11/17/05	\$515,500	1480	0	7	1908	3	4080	N	N	4313 2ND AVE NE
8	051000	3490	1/12/05	\$441,000	1490	150	7	1916	4	2977	N	N	4322 EASTERN AVE N
8	226500	0425	10/25/06	\$580,000	1490	0	7	1906	4	3303	N	N	4129 INTERLAKE AVE N
8	051000	4270	6/28/04	\$425,000	1490	140	7	1913	3	3600	N	N	4203 CORLISS AVE N
8	783480	0190	3/24/06	\$613,500	1490	480	7	1914	3	4000	N	N	4667 EASTERN AVE N
8	408380	0380	8/24/05	\$427,000	1500	590	7	1912	4	3800	N	N	1715 N 50TH ST
8	051000	1070	7/14/06	\$485,000	1500	0	7	1986	4	5700	N	N	4527 SUNNYSIDE AVE N
8	408330	1490	7/29/05	\$500,000	1500	0	7	1919	4	6840	N	N	4111 WOODLAWN AVE N
8	313120	1235	8/10/06	\$504,000	1510	0	7	1909	3	3825	N	N	4418 LATONA AVE NE
8	420690	1105	12/27/04	\$442,000	1510	500	7	1908	3	4000	N	N	4055 4TH AVE NE
8	313120	0850	2/4/05	\$595,000	1510	0	7	1922	4	4080	N	N	4222 THACKERAY PL NE
8	420690	1220	12/8/04	\$427,000	1514	470	7	1910	3	4000	N	N	4042 LATONA AVE NE
8	881840	0065	7/3/06	\$600,000	1520	0	7	1909	2	4119	N	N	103 NE 46TH ST
8	313120	1200	3/27/06	\$615,000	1526	0	7	1924	4	3120	N	N	302 NE 44TH ST
8	420690	1245	6/14/04	\$450,000	1530	570	7	1922	4	4000	N	N	4062 LATONA AVE NE
8	881890	0060	8/4/06	\$700,000	1530	0	7	1912	5	4080	N	N	4747 LATONA AVE NE
8	881890	0060	2/19/04	\$535,000	1530	0	7	1912	5	4080	N	N	4747 LATONA AVE NE
8	408330	2365	6/2/04	\$549,000	1540	0	7	1923	4	4560	N	N	4011 WOODLAWN AVE N
8	313120	0805	1/2/05	\$489,000	1550	0	7	1916	4	3400	N	N	254 NE 42ND ST
8	881840	0585	6/1/06	\$625,000	1550	0	7	1915	4	4182	N	N	202 NE 47TH ST
8	881840	0585	5/20/04	\$499,000	1550	0	7	1915	4	4182	N	N	202 NE 47TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 9**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	313120	1890	8/19/04	\$391,500	1550	0	7	1910	4	5535	N	N	4418 4TH AVE NE
8	313120	0610	10/19/06	\$585,000	1560	280	7	1910	3	4080	N	N	4327 THACKERAY PL NE
8	408380	1360	8/25/05	\$592,000	1570	0	7	1915	5	2500	N	N	4714 BURKE AVE N
8	917860	0975	8/20/04	\$399,000	1570	0	7	1920	4	3700	N	N	4027 SUNNYSIDE AVE N
8	313120	1245	10/10/05	\$439,900	1580	0	7	1909	3	3825	N	N	4422 LATONA AVE NE
8	189000	0115	9/8/06	\$478,000	1580	200	7	1916	3	4000	N	N	4528 4TH AVE NE
8	686520	0365	11/30/05	\$425,500	1580	0	7	1922	4	4000	N	N	1423 N 49TH ST
8	881890	0265	7/25/06	\$527,750	1580	0	7	1923	3	4080	N	N	4714 4TH AVE NE
8	051000	2880	5/24/06	\$542,000	1580	0	7	1909	4	5130	N	N	4307 CORLISS AVE N
8	051000	2880	10/31/05	\$469,000	1580	0	7	1909	4	5130	N	N	4307 CORLISS AVE N
8	881840	0155	6/14/06	\$504,775	1590	0	7	1922	3	4080	N	N	4521 THACKERAY PL NE
8	313120	0715	5/24/04	\$480,000	1590	0	7	1924	3	5100	N	N	4218 2ND AVE NE
8	917860	1125	10/30/06	\$726,000	1590	0	7	1908	3	5700	N	N	4122 SUNNYSIDE AVE N
8	408330	1705	6/21/06	\$649,000	1600	390	7	1924	4	3700	N	N	4130 WALLINGFORD AVE N
8	226500	0195	1/30/06	\$431,650	1600	0	7	1916	3	4000	N	N	4123 ASHWORTH AVE N
8	408380	1980	9/14/05	\$687,000	1630	510	7	1918	4	3250	N	N	1626 N 47TH ST
8	917860	0310	12/14/06	\$585,000	1630	0	7	1922	3	4560	N	N	4124 MERIDIAN AVE N
8	408380	0100	11/8/06	\$527,000	1640	0	7	1910	3	4150	N	N	1902 N 49TH ST
8	420690	1395	6/9/05	\$527,500	1650	700	7	1924	4	4000	N	N	4020 2ND AVE NE
8	226500	0380	2/2/05	\$500,000	1680	600	7	2001	3	4000	N	N	4216 INTERLAKE AVE N
8	881890	0030	10/13/05	\$575,000	1680	0	7	1901	4	4080	N	N	4721 LATONA AVE NE
8	313120	1920	12/30/05	\$350,000	1680	0	7	1911	3	5535	Y	N	4423 5TH AVE NE
8	686520	0430	7/25/06	\$639,950	1690	100	7	1908	4	5000	N	N	1417 N 48TH ST
8	051000	3610	12/23/04	\$492,500	1700	570	7	1915	4	3289	N	N	4227 1ST AVE NE
8	420690	1680	9/22/05	\$479,950	1720	1040	7	1925	4	4000	N	N	4057 1ST AVE NE
8	917860	0290	3/3/04	\$461,000	1720	0	7	1922	3	4560	N	N	4116 MERIDIAN AVE N
8	313120	1005	1/20/04	\$499,950	1730	500	7	1911	5	3366	N	N	4324 THACKERAY PL NE
8	313120	1585	3/16/04	\$429,500	1730	0	7	1951	3	5535	N	N	4220 4TH AVE NE
8	313120	0440	2/17/05	\$678,000	1740	0	7	1908	3	5100	N	N	4412 2ND AVE NE
8	408330	0970	5/31/05	\$615,625	1750	250	7	1923	3	3740	N	N	4229 MERIDIAN AVE N
8	189000	0105	4/10/05	\$617,000	1780	0	7	1916	4	4000	N	N	4532 4TH AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 9**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	226500	0420	10/5/06	\$679,500	1810	0	7	1906	5	3303	N	N	4133 INTERLAKE AVE N
8	313120	1230	4/29/05	\$570,000	1830	0	7	1909	5	3825	N	N	4414 LATONA AVE NE
8	420690	1285	11/2/04	\$450,000	1840	620	7	1900	4	4000	N	N	4049 LATONA AVE NE
8	313120	1715	4/24/06	\$470,000	1860	0	7	1916	5	3021	Y	N	4335 5TH AVE NE
8	917860	1540	8/25/04	\$429,950	1890	180	7	1911	3	4050	N	N	2510 N 40TH ST
8	408330	1605	5/6/04	\$460,000	1890	0	7	1911	3	4560	N	N	4126 DENSMORE AVE N
8	408380	1030	9/22/04	\$520,000	1900	0	7	1914	4	5500	N	N	1812 N 48TH ST
8	313120	1935	5/2/05	\$369,000	1920	0	7	1900	3	5535	Y	N	4407 5TH AVE NE
8	881840	0040	2/3/06	\$545,000	1930	0	7	1923	4	4103	N	N	4521 2ND AVE NE
8	408330	2205	5/25/04	\$523,900	1930	240	7	1921	4	4560	N	N	4015 DENSMORE AVE N
8	313120	1180	7/7/05	\$495,000	1930	0	7	1900	5	6120	N	N	4415 LATONA AVE NE
8	313120	1795	4/30/04	\$379,950	1940	740	7	1912	4	3690	Y	N	4321 5TH AVE NE
8	881890	0235	11/23/05	\$580,000	1980	0	7	1923	3	5100	N	N	4707 4TH AVE NE
8	051000	3805	6/8/06	\$430,000	1990	180	7	1924	2	4560	N	N	4215 EASTERN AVE N
8	408380	2475	8/28/06	\$655,000	2050	0	7	1919	4	5000	N	N	4617 MERIDIAN AVE N
8	408330	1570	9/14/04	\$405,100	2410	0	7	1916	4	4560	N	N	4106 DENSMORE AVE N
8	189000	0102	3/7/06	\$755,000	2650	0	7	2005	3	4000	N	N	4536 4TH AVE NE
8	408330	1545	9/11/06	\$856,000	2706	0	7	2001	3	4560	N	N	4111 WALLINGFORD AVE N
8	051000	0895	7/14/05	\$429,000	1010	1010	8	1915	5	3800	N	N	4511 CORLISS AVE N
8	783480	0230	10/5/06	\$713,000	1180	0	8	1912	4	4000	N	N	4635 EASTERN AVE N
8	445230	0185	7/7/04	\$550,000	1250	420	8	1911	4	4326	N	N	4012 ASHWORTH AVE N
8	051000	4050	12/19/05	\$662,500	1310	1100	8	1959	5	5985	N	N	4202 CORLISS AVE N
8	881840	0680	8/17/05	\$575,000	1360	0	8	1911	5	4291	N	N	4741 2ND AVE NE
8	686520	0780	6/13/05	\$595,000	1390	0	8	1906	4	5000	N	N	1423 N 47TH ST
8	051000	0050	10/27/04	\$469,500	1400	300	8	1906	4	2527	N	N	4608 EASTERN AVE N
8	051000	0015	6/28/05	\$640,000	1410	0	8	1906	4	2526	N	N	4612 EASTERN AVE N
8	881840	0645	6/28/04	\$551,802	1420	0	8	1916	4	4160	N	N	4715 2ND AVE NE
8	313120	0835	8/2/04	\$519,555	1430	640	8	2004	3	3400	N	N	4210 THACKERAY PL NE
8	917860	1530	7/31/06	\$494,000	1470	0	8	1912	3	4000	N	N	2502 N 40TH ST
8	051000	1811	4/26/04	\$564,000	1520	0	8	1988	3	2850	N	N	2412 N 44TH ST
8	051000	0270	10/17/05	\$650,000	1540	0	8	1911	3	3000	N	N	2302 N 46TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 9**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	313120	0960	9/2/05	\$557,500	1545	0	8	1928	4	3120	N	N	252 NE 43RD ST
8	051000	2800	7/6/05	\$724,950	1570	0	8	1914	4	3135	N	N	2223 N 44TH ST
8	881890	0290	6/28/04	\$450,000	1580	400	8	1928	4	4080	N	N	4732 4TH AVE NE
8	420690	1750	2/9/06	\$490,000	1590	0	8	1906	4	4600	N	N	4003 1ST AVE NE
8	783480	0180	11/19/04	\$559,950	1600	310	8	1921	5	4000	N	N	4673 EASTERN AVE N
8	783480	0045	11/3/05	\$630,000	1610	1060	8	1920	5	2942	Y	N	4668 EASTERN AVE N
8	420690	1195	9/9/05	\$590,000	1630	140	8	1987	3	4000	N	N	4024 LATONA AVE NE
8	881890	0070	1/10/05	\$650,000	1650	480	8	1926	4	4080	N	N	4753 LATONA AVE NE
8	051000	1970	4/20/04	\$499,000	1660	380	8	1910	4	4275	N	N	4417 SUNNYSIDE AVE N
8	051000	0275	9/18/06	\$610,000	1680	260	8	1906	5	2775	N	N	2310 N 46TH ST
8	408330	1150	12/18/06	\$679,000	1690	0	8	1914	4	3876	N	N	4212 WALLINGFORD AVE N
8	917860	0345	5/26/04	\$611,000	1700	0	8	1920	4	3990	N	N	4119 BAGLEY AVE N
8	917860	1281	9/22/04	\$462,000	1730	0	8	1992	3	1900	N	N	2413 N 41ST ST
8	251350	0070	7/6/06	\$510,000	1770	0	8	1914	3	4000	N	N	4226 INTERLAKE AVE N
8	051000	2010	10/22/04	\$530,000	1800	0	8	1929	4	3245	N	N	2312 N 44TH ST
8	313120	1290	3/18/04	\$542,000	1800	860	8	1910	5	3672	N	N	4421 4TH AVE NE
8	408330	1730	4/26/06	\$735,000	1800	0	8	1922	4	3700	N	N	1805 N 42ND ST
8	051000	0075	1/5/05	\$790,000	1820	750	8	1906	3	3663	N	N	4604 EASTERN AVE N
8	445230	0160	1/28/05	\$450,000	1830	0	8	1909	4	3655	N	N	1420 N 40TH ST
8	313120	0640	7/31/06	\$599,000	1830	0	8	1908	3	4590	N	N	4311 THACKERAY PL NE
8	881840	0690	8/2/04	\$599,000	1840	0	8	1917	4	4086	N	N	4747 2ND AVE NE
8	881840	0230	10/22/04	\$590,000	1850	510	8	1988	3	4080	N	N	4602 2ND AVE NE
8	408330	1914	6/8/06	\$569,950	1870	0	8	1911	4	4565	N	N	4017 MERIDIAN AVE N
8	051000	4650	9/12/06	\$665,000	1880	0	8	1923	4	3690	N	N	2205 N 42ND ST
8	051000	0065	12/26/06	\$575,000	1900	0	8	1906	3	3663	N	N	4603 1ST AVE NE
8	408330	0705	10/13/04	\$680,101	1900	440	8	1922	4	4240	N	N	4317 BURKE AVE N
8	420690	1685	12/19/06	\$650,000	1960	0	8	1992	3	4000	N	N	4053 1ST AVE NE
8	881890	0280	7/15/04	\$567,100	1960	0	8	1911	4	4080	N	N	4724 4TH AVE NE
8	881890	0245	5/24/06	\$645,000	1960	0	8	1913	3	4284	N	N	4703 4TH AVE NE
8	408380	1464	10/25/05	\$637,500	2040	620	8	1910	5	3750	N	N	4709 MERIDIAN AVE N
8	881890	0035	3/22/06	\$810,000	2040	1060	8	1924	5	4080	Y	N	4725 LATONA AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 9**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	917860	0410	3/23/05	\$717,210	2042	0	8	1910	4	3950	N	N	2210 N 41ST ST
8	051000	2820	11/21/05	\$725,000	2050	0	8	1992	3	5700	N	N	4329 CORLISS AVE N
8	445230	0040	5/7/04	\$577,000	2060	0	8	2001	3	3001	N	N	1324 N LUCAS PL
8	182504	9145	9/15/04	\$560,000	2270	680	8	1991	3	5062	N	N	1310 A N 41ST ST
8	881890	0045	1/20/06	\$794,500	2350	880	8	2001	3	4080	N	N	4739 LATONA AVE NE
8	051000	1805	12/12/06	\$879,000	2350	0	8	1997	3	5700	N	N	4409 EASTERN AVE N
8	189000	0325	11/18/05	\$765,000	2380	0	8	1909	4	3796	N	N	4531 LATONA AVE NE
8	313120	1420	12/8/04	\$630,000	2790	0	8	1990	3	4080	N	N	4338 LATONA AVE NE
8	917860	1045	2/16/06	\$1,050,000	3160	300	8	1994	3	5700	N	N	4122 CORLISS AVE N
8	408380	2230	11/4/05	\$709,000	1640	990	9	1914	5	4000	N	N	1707 N 47TH ST
8	881840	0450	11/25/05	\$830,000	1840	800	9	2000	3	4080	N	N	4715 THACKERAY PL NE
8	917860	1075	8/17/05	\$1,100,000	2350	0	9	1911	5	5700	N	N	4119 SUNNYSIDE AVE N
8	051000	4595	9/17/04	\$715,000	3080	960	9	2004	3	5700	N	N	4228 MERIDIAN AVE N
8	313120	0005	2/8/04	\$785,000	3190	0	9	2003	3	4701	Y	N	100 NE 42ND ST
8	420690	1145	5/26/06	\$950,100	3350	0	9	2005	3	4000	N	N	4027 4TH AVE NE
9	386340	0045	2/10/05	\$250,000	580	0	5	1916	3	1769	N	N	1207 N 43RD ST
9	408330	3185	12/11/06	\$440,000	1060	0	5	1900	5	3656	N	N	3819 CORLISS AVE N
9	917860	1340	6/29/05	\$428,500	810	0	6	1908	3	6360	N	N	3922 SUNNYSIDE AVE N
9	193130	0085	12/23/04	\$325,000	820	0	6	1901	3	4800	N	N	4114 WHITMAN AVE N
9	229390	0145	3/9/04	\$333,000	1010	1010	6	1912	3	3000	N	N	4126 MIDVALE AVE N
9	408330	3065	4/12/05	\$410,000	1020	0	6	1901	3	4560	N	N	3815 SUNNYSIDE AVE N
9	917860	1395	12/16/05	\$342,000	1140	0	6	1904	3	6360	N	N	3923 EASTERN AVE N
9	226450	0110	8/4/06	\$517,500	1160	0	6	1900	4	3450	N	N	3623 CARR PL N
9	392540	0120	6/25/04	\$491,500	1370	710	6	1924	3	3579	N	N	3929 ASHWORTH AVE N
9	397540	0235	9/8/05	\$479,000	1420	910	6	1906	4	4000	N	N	3914 WOODLAND PARK AVE N
9	226450	0935	9/19/05	\$466,000	1430	0	6	1900	4	2228	N	N	3618 INTERLAKE AVE N
9	803270	0130	7/4/06	\$535,000	1440	0	6	1903	5	4400	N	N	3838 INTERLAKE AVE N
9	226450	0125	10/15/04	\$378,150	730	0	7	1918	3	3600	N	N	3615 CARR PL N
9	408330	4624	10/26/04	\$400,000	810	170	7	1953	5	2720	N	N	2208 N 37TH ST
9	408330	6360	2/15/06	\$476,000	830	0	7	1921	3	3420	N	N	3501 BURKE AVE N
9	408330	5940	2/24/04	\$335,000	840	840	7	1951	3	4275	N	N	3631 WOODLAWN AVE N

***Improved Sales Used in this Annual Update Analysis***  
**Area 9**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	230640	0060	9/8/05	\$425,000	850	200	7	1925	3	4920	N	N	4224 MIDVALE AVE N
9	035400	0030	9/13/06	\$432,000	870	0	7	1924	3	3200	N	N	3536 MERIDIAN AVE N
9	408330	2890	6/12/06	\$680,000	870	0	7	1917	3	3940	Y	N	2506 N 38TH ST
9	917860	1675	6/16/04	\$405,000	880	880	7	1925	3	2745	N	N	2207 N 39TH ST
9	408330	6490	4/12/05	\$405,000	880	0	7	1925	3	3600	N	N	1908 N 35TH ST
9	408330	5485	1/19/06	\$405,000	890	240	7	1926	3	2280	N	N	1815 N 37TH ST
9	226450	0430	10/27/06	\$450,000	940	0	7	1916	4	4400	N	N	3530 ASHWORTH AVE N
9	408330	4920	7/27/04	\$419,950	950	0	7	1925	3	3120	Y	N	3724 SUNNYSIDE AVE N
9	917860	1650	10/19/04	\$431,000	970	0	7	1919	4	2900	N	N	2413 N 39TH ST
9	782120	0307	2/12/04	\$347,000	970	0	7	1916	3	3300	N	N	1206 N ALLEN PL
9	408330	2975	2/23/06	\$570,000	970	0	7	1907	3	4080	Y	N	2410 N 38TH ST
9	408330	2620	8/16/06	\$535,000	1000	0	7	1921	5	3600	N	N	1808 N 39TH ST
9	408330	5320	6/9/04	\$431,500	1010	0	7	1910	5	2610	N	N	1915 N 37TH ST
9	007200	0019	12/22/05	\$404,500	1020	150	7	1946	3	2680	N	N	1102 N 41ST ST
9	049550	0025	10/25/05	\$600,000	1020	1000	7	1912	5	3600	N	N	3935 WOODLAWN AVE N
9	408330	5425	7/8/05	\$515,000	1020	0	7	1912	4	4800	N	N	3624 BURKE AVE N
9	408330	5740	4/28/05	\$395,000	1030	0	7	1906	3	4560	N	N	3636 DENSMORE AVE N
9	193130	0130	5/30/06	\$540,000	1040	0	7	1924	3	4560	N	N	4039 WOODLAND PARK AVE N
9	569450	0210	7/30/04	\$419,000	1060	0	7	1911	4	3750	N	N	4270 WHITMAN AVE N
9	007200	0025	4/13/05	\$400,000	1060	0	7	1920	4	4109	N	N	4103 MIDVALE AVE N
9	408330	3775	5/5/05	\$545,000	1060	500	7	1908	4	6840	N	N	3802 DENSMORE AVE N
9	917860	0135	9/23/04	\$380,000	1070	410	7	1922	3	2800	N	N	2112 N 39TH ST
9	408330	6120	12/22/04	\$422,000	1070	290	7	1924	3	3230	N	N	1602 N 35TH ST
9	408330	3935	5/2/06	\$485,000	1070	670	7	1924	4	3420	N	N	1552 N 38TH ST
9	408330	4825	9/22/05	\$498,000	1080	650	7	1909	5	3116	N	N	2305 N 38TH ST
9	408330	6535	7/6/04	\$325,000	1080	210	7	1916	3	4800	N	N	1909 N 36TH ST
9	193130	0022	6/2/04	\$370,000	1080	0	7	1906	3	5884	N	N	4117 WOODLAND PARK AVE N
9	408330	6865	7/11/05	\$455,000	1100	500	7	1914	3	3420	N	N	3419 DENSMORE AVE N
9	193130	0035	10/10/05	\$444,000	1100	0	7	1904	4	5440	N	N	4111 WOODLAND PARK AVE N
9	917860	1445	6/19/06	\$586,000	1110	0	7	1918	4	3300	Y	N	2506 N 39TH ST
9	408330	3285	5/19/04	\$423,000	1110	110	7	1912	3	4560	N	N	3824 BAGLEY AVE N

***Improved Sales Used in this Annual Update Analysis***  
**Area 9**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
9	408330	2770	5/23/06	\$550,000	1120	740	7	1921	4	3400	N	N	3902 BURKE AVE N
9	408330	3995	5/24/04	\$435,000	1130	0	7	1925	4	3240	N	N	1608 N 37TH ST
9	917860	0055	11/4/05	\$351,000	1140	0	7	1924	3	3990	N	N	2109 N 40TH ST
9	007200	0040	7/7/06	\$560,000	1140	0	7	1924	3	4109	N	N	4115 MIDVALE AVE N
9	408330	4380	5/10/04	\$450,000	1150	500	7	1976	3	4800	N	N	3721 MERIDIAN AVE N
9	182504	9100	8/30/05	\$455,000	1160	0	7	1916	4	1944	N	N	4210 MIDVALE AVE N
9	408330	2775	10/15/04	\$435,000	1170	0	7	1921	3	3400	N	N	3906 BURKE AVE N
9	408330	6165	5/4/06	\$600,000	1190	470	7	1906	4	7280	N	N	1609 N 36TH ST
9	408330	2506	9/9/04	\$370,000	1210	0	7	1923	3	4000	N	N	3914 DENSMORE AVE N
9	408330	2610	7/12/04	\$424,000	1220	0	7	1921	5	2040	N	N	1812 N 39TH ST
9	408330	4455	4/20/05	\$489,000	1250	0	7	1924	4	3040	N	N	3729 BAGLEY AVE N
9	226450	0895	6/13/06	\$610,000	1264	0	7	1900	4	4400	N	N	3613 ASHWORTH AVE N
9	782120	0925	5/4/05	\$427,500	1280	0	7	1921	5	2468	N	N	4314 MIDVALE AVE N
9	803270	0150	5/27/04	\$377,500	1290	0	7	1924	4	2331	N	N	3833 INTERLAKE AVE N
9	408330	5145	2/23/05	\$460,000	1300	0	7	1911	4	3420	N	N	3644 BAGLEY AVE N
9	686520	0996	2/19/04	\$299,950	1330	0	7	1912	3	2069	N	N	4509 MIDVALE AVE N
9	569450	0070	5/11/04	\$363,000	1330	820	7	1902	3	2400	N	N	1007 N MOTOR PL
9	569450	0065	6/20/06	\$523,000	1330	0	7	1902	4	2600	N	N	1003 N MOTOR PL
9	386340	0033	3/12/05	\$468,000	1360	430	7	1990	3	1769	N	N	1215 N 43RD ST
9	197220	1841	3/2/04	\$363,000	1360	0	7	1910	3	4521	N	N	3605 WHITMAN AVE N
9	408330	5350	4/24/06	\$625,000	1370	820	7	1906	5	4800	N	N	3621 MERIDIAN AVE N
9	917860	0845	3/11/05	\$480,000	1390	0	7	1927	3	2805	N	N	2315 N 40TH ST
9	408330	3710	5/2/06	\$582,500	1390	750	7	1925	3	4240	Y	N	3829 WALLINGFORD AVE N
9	386340	0035	12/16/05	\$465,000	1400	450	7	1990	3	1769	N	N	1213 N 43RD ST
9	408330	4200	9/21/05	\$550,000	1440	420	7	1911	3	4320	N	N	3801 WOODLAWN AVE N
9	408330	3820	11/24/04	\$585,000	1490	0	7	1905	5	3040	N	N	1703 N 39TH ST
9	408330	3435	9/15/05	\$495,001	1510	0	7	1908	3	3600	N	N	3831 MERIDIAN AVE N
9	408330	4830	11/7/06	\$710,000	1520	1010	7	1909	5	3116	N	N	2303 N 38TH ST
9	226450	0290	8/16/04	\$387,550	1520	310	7	1928	3	3188	N	N	3648 ASHWORTH AVE N
9	392540	0015	5/2/05	\$449,000	1520	400	7	1926	3	3579	N	N	1315 N 40TH ST
9	408330	5355	5/11/06	\$650,000	1530	300	7	1907	4	4800	N	N	3617 MERIDIAN AVE N

***Improved Sales Used in this Annual Update Analysis***  
**Area 9**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
9	408330	5925	9/14/05	\$600,000	1540	0	7	1931	4	2580	N	N	1553 N 37TH ST
9	408330	3940	12/5/05	\$570,000	1560	320	7	1924	3	3420	N	N	3819 WOODLAWN AVE N
9	197220	2350	8/2/04	\$345,000	1640	0	7	1979	3	3000	N	N	1007 N 36TH ST
9	408330	5870	6/17/04	\$570,000	1650	0	7	1916	5	6840	N	N	3620 WOODLAWN AVE N
9	007200	0035	1/18/06	\$630,000	1660	240	7	1918	5	4109	N	N	4111 MIDVALE AVE N
9	408330	3415	4/26/05	\$530,200	1660	960	7	1913	3	4560	N	N	3826 MERIDIAN AVE N
9	392540	0095	8/5/05	\$588,000	1680	0	7	1926	3	3572	N	N	3932 INTERLAKE AVE N
9	226450	0040	10/5/05	\$415,000	1710	0	7	1995	3	1800	N	N	3821 CARR PL N
9	035400	0020	10/3/06	\$740,000	1720	920	7	1922	3	7200	Y	N	3520 MERIDIAN AVE N
9	197220	1850	5/3/04	\$485,000	1722	0	7	1900	5	4227	N	N	916 N 36TH ST
9	408330	2520	7/6/06	\$810,500	1735	0	7	1921	5	4000	N	N	3922 DENSMORE AVE N
9	226450	1006	8/25/06	\$505,000	1780	0	7	2001	3	1511	N	N	3811 B INTERLAKE AVE N
9	226450	0880	3/3/06	\$635,000	1798	0	7	1928	5	4416	N	N	3619 ASHWORTH AVE N
9	226450	1005	3/9/06	\$477,000	1800	0	7	2001	3	1507	N	N	3811 A INTERLAKE AVE N
9	197220	2315	6/23/04	\$396,000	1800	0	7	1901	3	3000	N	N	919 N 36TH ST
9	408330	4957	9/6/05	\$627,000	1800	0	7	1952	3	6457	Y	N	3637 SUNNYSIDE AVE N
9	392540	0185	9/8/05	\$456,000	1810	0	7	1924	3	3479	N	N	3920 ASHWORTH AVE N
9	944530	0080	11/28/05	\$555,000	1810	0	7	1926	3	3957	N	N	1402 N 39TH ST
9	569450	0055	11/10/05	\$480,000	1850	0	7	1920	4	5000	N	N	4203 WOODLAND PARK AVE N
9	569450	0950	10/27/04	\$475,000	1860	0	7	1903	4	5000	N	N	4323 WHITMAN AVE N
9	917860	0800	3/8/04	\$540,000	1890	0	7	1912	5	5700	N	N	3912 CORLISS AVE N
9	803270	0070	7/26/05	\$514,000	1920	0	7	1911	4	4400	N	N	3833 ASHWORTH AVE N
9	408330	4580	7/6/06	\$705,000	1940	0	7	1900	4	4560	N	N	3727 CORLISS AVE N
9	408330	3395	7/27/05	\$555,000	1960	600	7	1920	3	4560	Y	N	3812 MERIDIAN AVE N
9	408330	6525	4/17/06	\$776,000	1960	100	7	1919	4	4800	N	N	3528 BURKE AVE N
9	397540	0450	6/28/05	\$525,000	2020	0	7	1900	4	4000	N	N	4014 MIDVALE AVE N
9	408330	4480	6/28/06	\$725,300	2030	0	7	1900	4	4560	N	N	3723 BAGLEY AVE N
9	408330	5440	5/12/04	\$472,500	2198	0	7	1968	3	4800	N	N	3634 BURKE AVE N
9	408330	4395	6/27/05	\$625,000	2220	0	7	1910	4	3600	N	N	3709 MERIDIAN AVE N
9	408330	2440	4/27/05	\$577,000	2220	0	7	1925	3	4560	N	N	3917 WALLINGFORD AVE N
9	408330	5810	9/13/06	\$781,500	2380	0	7	1900	4	4560	N	N	3615 DENSMORE AVE N

***Improved Sales Used in this Annual Update Analysis***  
**Area 9**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
9	049550	0120	8/11/04	\$439,000	2410	0	7	1920	3	3420	N	N	1613 N 40TH ST
9	569450	1149	6/8/05	\$379,000	1020	220	8	1999	3	1288	N	N	4320 WHITMAN AVE N
9	803270	0120	4/10/06	\$510,000	1180	310	8	2002	3	2112	N	N	3826 INTERLAKE AVE N
9	803270	0018	11/7/06	\$538,000	1300	380	8	2001	3	1650	N	N	3818 B ASHWORTH AVE N
9	803270	0018	4/15/05	\$446,500	1300	380	8	2001	3	1650	N	N	3818 B ASHWORTH AVE N
9	803270	0075	9/8/06	\$655,000	1370	320	8	2006	3	1765	N	N	3827 A ASHWORTH AVE N
9	193130	0265	10/20/05	\$590,000	1430	400	8	1954	3	4800	N	N	3929 WOODLAND PARK AVE N
9	803270	0153	6/18/04	\$399,500	1440	0	8	2004	3	1543	N	N	3835 A INTERLAKE AVE N
9	803270	0152	8/6/04	\$410,000	1440	0	8	2004	3	1544	N	N	3835 B INTERLAKE AVE N
9	408330	2935	7/7/04	\$621,000	1440	640	8	2000	3	2814	Y	N	2412 N 38TH ST
9	182504	9010	12/29/06	\$700,000	1450	0	8	1914	4	4776	N	N	4260 WOODLAND PARK AVE N
9	408330	5840	7/25/06	\$691,000	1470	0	8	1900	5	5200	N	N	3610 WOODLAWN AVE N
9	917860	0035	7/1/04	\$570,802	1490	0	8	1928	4	4560	N	N	3912 MERIDIAN AVE N
9	392540	0115	7/14/06	\$381,500	1570	820	8	1925	5	3842	N	N	3925 ASHWORTH AVE N
9	917860	0025	11/29/06	\$675,000	1640	350	8	1928	3	4560	N	N	3908 MERIDIAN AVE N
9	917860	0025	6/28/05	\$599,000	1640	350	8	1928	3	4560	N	N	3908 MERIDIAN AVE N
9	408330	3700	4/18/06	\$775,000	1720	0	8	1927	5	4240	N	N	3835 WALLINGFORD AVE N
9	408330	3440	5/2/06	\$539,000	1740	790	8	1912	5	3600	N	N	3827 MERIDIAN AVE N
9	049550	0090	11/14/05	\$715,700	1900	800	8	1928	5	4560	Y	N	3911 WOODLAWN AVE N
9	917860	1425	7/6/06	\$899,000	2050	0	8	1906	4	5830	N	N	3903 EASTERN AVE N
9	408330	4320	3/28/06	\$718,825	2050	1020	8	1961	3	6840	Y	N	3724 WALLINGFORD AVE N
9	408330	4240	6/15/04	\$690,000	2080	1020	8	1984	3	5040	N	N	3733 BURKE AVE N
9	917860	0115	7/7/05	\$700,000	2120	0	8	1921	5	5700	N	N	3917 BAGLEY AVE N
9	803270	0140	11/15/06	\$565,000	2140	780	8	1992	3	2808	N	N	1313 N 39TH ST
9	803270	0030	10/25/06	\$730,000	2160	250	8	1960	3	5500	N	N	3836 ASHWORTH AVE N
9	803270	0030	7/13/04	\$551,100	2160	250	8	1960	3	5500	N	N	3836 ASHWORTH AVE N
9	408330	4540	7/11/05	\$849,000	2170	120	8	1928	4	4560	N	N	3718 MERIDIAN AVE N
9	408330	5085	8/21/06	\$1,075,000	2180	470	8	1919	4	3192	Y	N	3601 CORLISS AVE N
9	408330	5085	2/18/04	\$814,498	2180	470	8	1919	4	3192	Y	N	3601 CORLISS AVE N
9	408330	5290	6/27/05	\$712,501	2180	1090	8	1949	4	6840	Y	N	3624 MERIDIAN AVE N
9	035400	0100	9/8/04	\$685,000	2200	0	8	2000	3	4800	Y	N	3513 BAGLEY AVE N

***Improved Sales Used in this Annual Update Analysis***  
**Area 9**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
9	408330	4805	7/8/05	\$839,000	2250	0	8	2003	3	4560	N	N	3714 CORLISS AVE N
9	408330	6915	8/31/04	\$700,000	2250	0	8	1902	5	7866	N	N	3428 WOODLAWN AVE N
9	408330	3680	11/8/05	\$618,000	2270	0	8	1903	4	6840	Y	N	3820 WALLINGFORD AVE N
9	397540	0380	1/28/04	\$433,500	2600	0	8	2003	3	4000	N	N	3936 MIDVALE AVE N
9	408330	2560	6/27/05	\$810,000	3020	0	8	1911	4	6000	N	N	3940 DENSMORE AVE N
9	408330	3635	9/7/04	\$815,000	3160	0	8	1916	4	6840	N	N	3809 BURKE AVE N
9	803270	0005	8/29/06	\$621,000	1440	300	9	2005	3	1774	N	N	3810 ASHWORTH AVE N
9	803270	0003	6/15/06	\$625,000	1440	300	9	2005	3	1817	N	N	3806 ASHWORTH AVE N
9	803270	0004	6/9/06	\$637,500	1520	460	9	2005	3	1509	N	N	3808 ASHWORTH AVE N
9	803270	0100	9/7/06	\$640,000	1560	0	9	2006	3	1975	N	N	1408 N 38TH ST
9	803270	0101	9/26/06	\$589,000	1600	0	9	2006	3	1870	N	N	1406 N 38TH ST
9	803270	0098	10/13/06	\$657,000	1690	0	9	2006	3	1306	N	N	3800 INTERLAKE AVE N
9	803270	0099	10/12/06	\$640,000	1690	0	9	2006	3	1449	N	N	3802 INTERLAKE AVE N
9	408330	4315	9/13/04	\$350,950	2010	0	9	1922	5	3420	Y	N	3718 WALLINGFORD AVE N
9	408330	4405	8/25/06	\$930,000	2100	290	9	1909	5	3600	N	N	3703 MERIDIAN AVE N
9	408330	4405	5/13/04	\$775,000	2100	290	9	1909	5	3600	N	N	3703 MERIDIAN AVE N
9	408330	6840	12/22/04	\$774,950	2160	690	9	2004	3	4320	N	N	1615 N 35TH ST
9	035400	0035	4/7/05	\$850,000	2870	0	9	2000	3	4800	Y	N	3532 MERIDIAN AVE N
9	193130	0005	10/17/06	\$1,150,000	2950	850	9	1999	3	7200	N	N	1015 N 42ND ST
9	917860	0775	3/30/06	\$979,000	2100	640	10	2003	3	3400	Y	N	2304 N 39TH ST
9	917860	0775	6/25/04	\$755,000	2100	640	10	2003	3	3400	Y	N	2304 N 39TH ST

***Improved Sales Removed from this Annual Update Analysis***  
**Area 9**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
8	051000	0641	9/26/06	\$720,000	DATA DOES NOT MATCH SALE
8	051000	0641	7/22/04	\$493,500	DATA DOES NOT MATCH SALE
8	051000	1425	7/21/04	\$390,000	OBSOLESCENCE>0
8	051000	1580	5/17/06	\$433,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	051000	1580	12/1/05	\$250,000	NO MARKET EXPOSURE
8	051000	1785	10/18/05	\$437,000	MORE THAN 1 IMP
8	051000	2010	4/12/05	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	051000	2600	5/31/05	\$825,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	051000	2985	6/7/05	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	051000	3200	4/21/04	\$642,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	051000	3363	7/31/05	\$300,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	051000	3590	2/27/04	\$542,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	051000	4120	2/3/05	\$925,000	NO MARKET EXPOSURE
8	051000	4170	6/19/06	\$661,500	DATA DOES NOT MATCH SALE
8	051000	4380	5/14/04	\$385,000	PARTIAL INTEREST SALE
8	182504	9084	4/21/04	\$508,000	DIAGNOSTIC OUTLIER
8	182504	9142	4/27/06	\$104,852	PARTIAL INTEREST SALE
8	189000	0070	4/12/04	\$310,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	189000	0070	11/10/04	\$570,000	NO MARKET EXPOSURE
8	189000	0105	9/24/04	\$650,000	SEGREGATION AND/OR MERGER
8	189000	0245	9/8/06	\$344,796	PARTIAL INTEREST SALE
8	226500	0030	4/27/06	\$799,000	DATA DOES NOT MATCH SALE
8	226500	0030	10/12/04	\$620,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	226500	0135	11/30/06	\$1,020,000	DATA DOES NOT MATCH SALE
8	226500	0155	10/11/04	\$285,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	226500	0235	10/8/04	\$299,000	DIAGNOSTIC OUTLIER
8	226500	0240	9/26/05	\$118,580	NO MARKET EXPOSURE
8	226500	0265	7/31/06	\$325,000	PREVIOUS IMP<=\$25,000
8	226500	0420	2/18/04	\$450,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	226500	0435	11/15/06	\$250,000	PARTIAL INTEREST SALE
8	226500	0440	11/20/06	\$200,000	QUIT CLAIM DEED
8	226500	0450	11/7/05	\$317,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	251350	0025	7/22/04	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	313120	0510	5/31/05	\$770,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	313120	1035	10/4/05	\$455,200	IMP CHARACTERISTICS CHANGED SINCE SALE
8	313120	1230	2/25/04	\$357,700	IMP CHARACTERISTICS CHANGED SINCE SALE
8	313120	1235	1/12/06	\$355,000	DIAGNOSTIC OUTLIER
8	313120	1550	1/3/06	\$410,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	313120	1595	5/1/06	\$579,950	DATA DOES NOT MATCH SALE
8	313120	1595	3/18/04	\$388,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	313120	1640	8/18/06	\$340,000	DIAGNOSTIC OUTLIER
8	313120	1645	11/13/06	\$124,700	QUIT CLAIM DEED
8	313120	1895	8/27/06	\$725,000	DATA DOES NOT MATCH SALE
8	313120	1895	6/24/04	\$104,196	QUIT CLAIM DEED
8	397540	0505	8/18/06	\$850,000	DATA DOES NOT MATCH SALE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 9**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
8	408330	0545	5/9/06	\$532,000	OBSOLESCENCE>0
8	408330	0590	3/10/05	\$517,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	408330	1005	10/19/05	\$410,000	TEAR DOWN SALE
8	408330	1695	12/17/04	\$75,000	PARTIAL INTEREST SALE
8	408380	0005	9/25/06	\$847,550	MORE THAN 1 IMP
8	408380	0195	4/11/05	\$345,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	408380	0235	2/3/04	\$500,000	DIAGNOSTIC OUTLIER
8	408380	0380	9/30/04	\$359,588	IMP CHARACTERISTICS CHANGED SINCE SALE
8	408380	0380	4/26/04	\$310,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	408380	0405	9/22/05	\$241,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	408380	0935	1/25/06	\$405,000	UNFINISHED AREA>0
8	408380	1464	10/25/05	\$637,500	RELOCATION - SALE TO SERVICE
8	408380	1590	5/5/06	\$595,000	UNFINISHED AREA>0
8	408380	2055	9/1/06	\$159,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	420690	1030	9/2/04	\$383,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	420690	1070	8/24/06	\$145,311	QUIT CLAIM DEED
8	420690	1375	7/15/05	\$322,500	TEAR DOWN SALE
8	420690	1480	5/24/06	\$360,000	PERCENT COMPLETE<100
8	420690	1495	12/7/06	\$595,000	DATA DOES NOT MATCH SALE
8	420690	1550	8/2/06	\$199,480	PARTIAL INTEREST SALE
8	420690	1700	8/7/06	\$762,500	DATA DOES NOT MATCH SALE
8	420690	1700	5/2/06	\$565,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	445230	0095	2/24/04	\$325,000	NO MARKET EXPOSURE
8	445230	0155	12/31/04	\$399,000	DIAGNOSTIC OUTLIER
8	686520	0470	5/13/04	\$410,000	DIAGNOSTIC OUTLIER
8	783480	0045	7/8/05	\$475,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	783480	0225	9/29/04	\$425,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	881840	0240	5/4/06	\$655,000	DATA DOES NOT MATCH SALE
8	881840	0540	9/28/04	\$610,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	881890	0010	5/18/05	\$535,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	881890	0035	12/21/04	\$495,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	881890	0035	3/10/06	\$810,000	RELOCATION - SALE TO SERVICE
8	917860	0185	7/15/05	\$302,141	RELATED PARTY, FRIEND, OR NEIGHBOR
8	917860	0265	2/12/04	\$420,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	917860	1070	5/14/04	\$315,000	NO MARKET EXPOSURE
8	917860	1230	6/15/06	\$1,100,000	DIAGNOSTIC OUTLIER
8	934140	0060	7/12/06	\$653,000	DATA DOES NOT MATCH SALE
8	934140	0110	3/15/04	\$95,329	PARTIAL INTEREST SALE
9	035400	0015	10/20/05	\$550,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	035400	0040	12/28/05	\$400,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	049550	0090	11/22/04	\$435,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	049550	0185	4/21/05	\$561,000	NO MARKET EXPOSURE
9	049550	0370	11/2/06	\$269,876	RELATED PARTY, FRIEND, OR NEIGHBOR
9	049550	0385	11/3/06	\$805,000	TEAR DOWN SALE
9	182504	9002	11/3/06	\$720,000	DATA DOES NOT MATCH SALE

**Improved Sales Removed from this Annual Update Analysis**

**Area 9**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
9	182504	9002	6/30/05	\$553,750	DATA DOES NOT MATCH SALE
9	182504	9096	12/7/04	\$111,407	QUIT CLAIM DEED
9	226450	0305	6/30/04	\$335,000	DIAGNOSTIC OUTLIER
9	226450	0395	9/23/05	\$495,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	226450	0395	3/29/05	\$305,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	229390	0025	10/22/04	\$362,500	BANKRUPTCY - RECEIVER OR TRUSTEE
9	229390	0025	8/10/04	\$355,000	NO MARKET EXPOSURE
9	229390	0060	4/16/04	\$350,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	230640	0005	7/11/05	\$374,500	IMP CHARACTERISTICS CHANGED SINCE SALE
9	230640	0060	7/18/06	\$510,000	DATA DOES NOT MATCH SALE
9	386340	0015	6/25/06	\$339,900	DATA DOES NOT MATCH SALE
9	392540	0010	12/2/05	\$398,500	DIAGNOSTIC OUTLIER
9	397540	0085	11/28/04	\$416,250	DIAGNOSTIC OUTLIER
9	408330	2485	5/15/06	\$526,000	DATA DOES NOT MATCH SALE
9	408330	2485	8/17/04	\$300,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	408330	3060	6/1/06	\$209,183	PREVIOUS IMP<=\$25,000
9	408330	3270	3/23/05	\$310,000	NO MARKET EXPOSURE
9	408330	3395	7/15/05	\$555,000	RELOCATION - SALE TO SERVICE
9	408330	3430	7/12/06	\$655,000	DATA DOES NOT MATCH SALE
9	408330	3430	3/30/04	\$350,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	408330	3685	3/27/06	\$280,969	NO MARKET EXPOSURE
9	408330	3725	8/3/04	\$57,702	QUIT CLAIM DEED
9	408330	3820	6/17/04	\$368,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	408330	4205	10/24/05	\$597,000	NO MARKET EXPOSURE
9	408330	4505	6/17/05	\$537,500	TEAR DOWN SALE
9	408330	4660	11/28/05	\$210,500	RELATED PARTY, FRIEND, OR NEIGHBOR
9	408330	5010	11/2/06	\$1,350,000	PERCENT COMPLETE<100
9	408330	5010	5/18/05	\$410,000	TEAR DOWN SALE
9	408330	5290	9/2/05	\$40,000	PARTIAL INTEREST SALE
9	408330	5425	6/11/05	\$515,000	RELOCATION - SALE TO SERVICE
9	408330	5515	7/24/06	\$465,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	408330	5520	11/12/04	\$39,072	BANKRUPTCY - RECEIVER OR TRUSTEE
9	408330	5520	11/12/04	\$12,000	BANKRUPTCY - RECEIVER OR TRUSTEE
9	408330	5545	10/27/06	\$567,600	RELATED PARTY, FRIEND, OR NEIGHBOR
9	408330	6155	4/29/05	\$381,000	DOR RATIO
9	408330	6160	10/13/04	\$141,000	QUIT CLAIM DEED
9	408330	6525	4/17/06	\$776,000	RELOCATION - SALE TO SERVICE
9	408330	6925	8/30/06	\$492,500	OBSOLESCENCE>0
9	408330	6925	7/31/06	\$442,500	OBSOLESCENCE>0
9	569450	0880	10/12/06	\$304,000	DIAGNOSTIC OUTLIER
9	803270	0005	2/15/05	\$550,000	TEAR DOWN SALE
9	803270	0020	10/25/06	\$730,000	MORE THAN 1 IMP
9	803270	0060	7/15/05	\$86,577	RELATED PARTY, FRIEND, OR NEIGHBOR
9	803270	0060	4/7/04	\$82,968	RELATED PARTY, FRIEND, OR NEIGHBOR
9	803270	0066	5/30/06	\$550,000	MORE THAN 1 IMP

***Improved Sales Removed from this Annual Update Analysis***  
**Area 9**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
9	803270	0070	6/1/05	\$400,000	NO MARKET EXPOSURE
9	803270	0075	5/24/05	\$725,000	TEAR DOWN SALE
9	803270	0100	4/28/05	\$726,000	TEAR DOWN SALE
9	803270	0106	8/23/05	\$515,000	TEAR DOWN SALE
9	803270	0122	1/24/05	\$149,515	PARTIAL INTEREST SALE
9	917860	0025	9/30/04	\$355,450	NO MARKET EXPOSURE
9	917860	0100	1/25/05	\$350,500	BANKRUPTCY - RECEIVER OR TRUSTEE
9	917860	1445	7/12/05	\$160,000	PARTIAL INTEREST SALE
9	944530	0055	6/22/06	\$793,500	UNFINISHED AREA>0
9	944530	0055	4/21/05	\$280,000	UNFINISHED AREA>0



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature in black ink that reads "Scott Noble".

SUBJECT: 2007 Revaluation for 2008 Tax Roll

---

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr